

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 2691  
HELD MONDAY, APRIL 19<sup>th</sup>, 2004 AT THE MOUNT PLEASANT NEIGHBORHOOD HOUSE, 800  
EAST BROADWAY, VANCOUVER, BC**

- a) The meeting was called to order at 7:35 pm, by Council Chairman, Mike Cooke.
- b) The signing-in sheet indicated that 28 owners were represented, 6 by proxy. There being a quorum present of owners entitled to vote, the meeting could proceed
- c) It was duly **MOVED AND SECONDED** that the required notice of the meeting had been received.  
**CARRIED**
- d) **Previous Minutes:**  
It was duly **MOVED AND SECONDED** to approve the minutes of the previous Annual General Meeting held April 14<sup>th</sup>, 2003 as circulated. **CARRIED**
- e) **Insurance Report:**  
The Property Manager, Ed Whitlock, provided owners with a report on the insurance coverage for the complex. Owners were advised of the insurable value for the building, which is determined by an annual appraisal. All deductible amounts for various types of claims were provided.
- f) **Proposed Budget – 2004/2005:**  
Council member, Dave Smith, presented the proposed operating budget for the 2004/2005 fiscal year. Dave noted the proposed budget has changed very little from the previous year's budget.

Following lengthy discussion and questions, it was duly **MOVED AND SECONDED** to approve the proposed budget as presented. **CARRIED**

Lengthy discussion was held with regards to the level of maintenance arrears for owners' accounts. Council member, Dave Smith, provided figures to owners advising how much of the total arrears represented unpaid special assessments and unpaid maintenance fees. The Property Manager provided a detailed explanation to owners with regards to the action Council has taken in order to recover these arrears. It was also noted Council reviews on a monthly basis all accounts in arrears by owners, to determine which course of action is best suited for each individual case. Owners were advised five owners' accounts have now been turned over to a legal firm for collection.

**g)  $\frac{3}{4}$  Vote Resolutions:**

**1. Reroofing Special Assessment - Reallocation:**

Owners were presented with a  $\frac{3}{4}$  vote resolution calling for any funds left over from the special assessment for the reroofing project to be used for necessary repairs to the east wall of the building. It was noted that it is anticipated approximately \$30,000.00 would be left over from the reroofing project, and that preliminary budget estimates for repairs to the east wall are approximately \$27,000.00. Owners queried the condition of the east wall. The Property manager advised a number of windows along the east wall are leaking, causing damage on the interior of the suites. Additionally, settlement of the building has caused compression cracks in the stucco. It was also noted no other reports of problems with exterior walls have been noted or reported.

One owner suggested the money should be used for replacement of the facia panels in conjunction with the replacement of the cap flashing during the reroofing project. It was noted the Council has prioritized

repair projects, and repair of the facia boards would be more cosmetic than structural. The owner then suggested the cap flashing be installed to allow for future removal of the facia board for replacement.

Following further lengthy discussion it was duly **MOVED AND SECONDED** that be it resolved by  $\frac{3}{4}$  vote resolution that any funds left over from the special assessment for reroofing be used for necessary repairs to the east stucco wall.  
**CARRIED, 25 in favor, 3 abstentions**

**2. Bylaw Amendment – Rental Restriction Limit:**

Owners were presented with a  $\frac{3}{4}$  vote resolution calling for the amendment of the Strata Corporation's Rental Bylaw that would restrict the total number of rentals to 45 suites. The resolution generated a considerable amount of discussion, with most owners expressing their opposition to such a restriction. It was the general consensus among most owners that they wished to retain the right to rent their suite should circumstances in their life change. Owners also felt the Strata Corporation should more rigorously enforce Strata Corporation bylaws with regards to both tenants and owners who cause problems in the building.

Following further lengthy discussion it was duly **MOVED AND SECONDED** that be it resolved by  $\frac{3}{4}$  vote resolution that the following bylaw be added to the Strata Corporation's bylaws:

**Bylaw #46 – Rental Restriction:**

The number of suites within Strata Plan VR 2691 that may be rented by the owners shall be limited to 45 suites.  
**NOT CARRIED, 1 in favor, 27 opposed**

**h) Election of Strata Council:**

The following owners were nominated to serve on the 2004/2005 Strata Council:

Chris Hawley	Mike Cooke
Camilla Berry	Brenda Wheatley
Robert McCandless	David Smith
Damaris Sargent	

There being no further nominations the Council was elected by acclamation

There being no further new business the meeting adjourned at 9:00 pm

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