

**MINUTES OF ANNUAL GENERAL MEETING
GREENWICH ON 5TH – LMS 4180**

Held: Wednesday, February 21st, 2007 @ 7:30 pm

Location: Emily Carr Institute – Room 260 - 1399 Johnston St, Vancouver, BC

INTRODUCTION

Gary Thandi, the council president, welcomed all of the owners to the meeting and thanked them for their attendance. He introduced the council and advised the owners present he would be chairing the meeting with the assistance of Tyler Johnson from AWM-Alliance Real Estate Group Ltd. AWM-Alliance Real Estate Group Ltd. will be minuted as AWM.

PRESIDENT'S REPORT

The president of the council gave a report regarding the work completed over the year. The president advised overall it was a good year as a lot of work was completed, and that there was a great deal of cooperation between the council members.

CALL TO ORDER

The Annual General Meeting of Strata Corporation LMS 4180 was called to order at 7:45 pm.

ATTENDANCE

A total of 21 owners were represented at the meeting, with 15 in person and 6 by proxy. In order to conduct business at a General Meeting at least thirty-three percent (33%) of the persons entitled to vote must be present in person or by proxy. If, within one half hour from the time appointed for a General Meeting, a quorum of 1/3 of the Strata Corporation's votes is not present in person or by proxy, those eligible voters present in person or by proxy shall constitute a quorum and the meeting shall be called to order. As quorum was not reached within the allowable time from the time appointed, the owners represented at the meeting were deemed as quorum.

It was **MOVED** (301E), **SECONDED** (108E) to accept the certification of quorum.

MOTION CARRIED UNANIMOUSLY

CERTIFICATION OF PROXIES

It was **MOVED** (301E), **SECONDED** (108E) to accept the proxies received as validated and certified.

MOTION CARRIED UNANIMOUSLY

PROOF OF NOTICE

AWM reviewed the proof of notice requirements as per the Strata Property Act for the owners. There were no returns of the advanced meeting notice that had been previously sent to owners by mail.

It was **MOVED** (105W), **SECONDED** (106E) to accept the proof of notice as circulated on February 8, 2007.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE AGENDA

The agenda was reviewed for the owners present.

It was **MOVED** (108E), **SECONDED** (301E) to approve agenda as circulated.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

As per the Strata Property Act, the minutes from the last general meeting must be approved at the subsequent meeting.

It was **MOVED** (301E), **SECONDED** (109W) to approve the minutes from the last annual general meeting held on February 21, 2006 as circulated.

MOTION CARRIED UNANIMOUSLY

CERTIFICATE OF INSURANCE

The Chairperson provided a brief review of the current insurance policy in place for the owners present. Owners are requested to ensure that they have a homeowner's insurance policy. It was noted any alterations to a strata lot including, but not limited to, flooring, window coverings, walls (excluding paint), etc. is considered an alteration or betterment. Once an alteration has been approved by council, the individual owner is responsible to ensure these alterations or betterments are insured under their homeowner's insurance policy.

AWM reviewed with the Ownership in regard to the coverage for earthquake damage. AWM advised there was coverage for the Strata with a deductible of 10% of the total insurance value.

APPROVAL OF THE BUDGET FOR 2007

AWM reviewed the budget for the 2007 fiscal year. The budget calls for an increase to the strata management fees of 5%, retroactive to January 1, 2007.

The floor was open for discussion.

Owners from the floor raised questions in regard to the following accounts:

- **Landscaping Contract** – an owner expressed some concern that the grounds were not being kept up to the owner's expectations by the current landscaper. The council members indicated that a different landscaper has quoted on the property, and the council is considering a change. An informal vote was taken, and the ownership was in agreement that the landscaping company would be changed on April 1, 2007.
- **Landscape Improvements** – the council had set aside a budget of \$4,000 to do landscaping improvements throughout the complex. Several owners asked how this money would be expended. The council suggested that a landscaping committee, consisting of interested owners, be formed to make recommendations to the council.
- **Interior Repairs** – an owner asked what the budget for interior repairs would cover. The manager responded that the majority of the budget would be expended on some painting and replacement of carpets in the 1868 building. This item will be discussed later in the meeting under new business.
- **Natural Gas** – an owner asked if efficiency testing had been performed on the gas appliances in the suites. The council responded that this had not taken place. AWM suggested that there may be a gas savings by turning off all of the fireplace pilot lights.

It was **MOVED** (108E), **SECONDED** (301E) to approve the budget for the fiscal year January 1, 2007 to December 31, 2007 for Strata Plan LMS 4180.

MOTION CARRIED, 20 IN FAVOUR, 1 OPPOSED

***All Owners are advised there is an increase in the maintenance fees, which are retroactive to January 1, 2007. For convenience, we have provided the attached Pre-Authorized Debit form for automatic payments to fill in and send to AWM-Alliance Ltd. Those owners who are already on the Pre-Authorized debit form need not do anything, as the payment will automatically continue or adjust as necessary. Please see the attached maintenance fee schedule for further details. Note the maintenance fee schedule attached will be considered as the official fees for the next fiscal year.

¾ VOTE RESOLUTION – TRANSFER SURPLUS/DEFICIT

Be It Resolved:

By the owners of Strata Plan LMS 4180 to approve that the Strata Corporation transfer any operating deficit for the 2006 fiscal year from the Contingency Reserve Fund.

AWM reviewed with the owners present the intention behind this resolution. It was noted there is a projected deficit of approximately \$6,500 +/- which will be confirmed with an audit to be completed once approved by the newly elected council.

It was **MOVED** (105W), **SECONDED** (207W) to approve a ¾ Vote Resolution to transfer the operating deficit from the contingency fund as noted above.

MOTION CARRIED UNANIMOUSLY

¾ VOTE RESOLUTION – HERITAGE HOUSE PAINTING

Be It Resolved:

That the owners, LMS 4180 hereby approve a transfer from contingency to re-paint the heritage houses. The total amount of the transfer will not exceed \$20,000.

AWM noted that a grant from the heritage house foundation had been applied for, but had been turned down by the committee. The painting will take place during the dry summer months.

It was **MOVED** (301E), **SECONDED** (207W) to approve the heritage house painting as per the resolution worded above.

MOTION CARRIED UNANIMOUSLY

ELECTION OF COUNCIL

AWM advised the owners present, under the regulations of the Strata Property Act a minimum of 3 and maximum of 7 members could be elected to the strata council.

The following owners/representatives were nominated/volunteered for the strata council for the coming year.

Gary Thandi

Stephanie McGinn

Eric Douglas

Katherine Erickson

Ried Hart

Sharon Turner

Susan Rechel

Joyce Connors

Adam Vasilevich

As nine owners were nominated, an election was required. AWM asked for all owners to complete a ballot form handed out at the beginning of the meeting. Four owners from the floor were asked to be scrutineers (109E, 301E, 207W, 303W).

Once the ballots were tallied, the following owners were elected to the strata council for 2006.

Gary Thandi

Joyce Connors

Eric Douglas

Katherine Erickson

Ried Hart

Sharon Turner

Adam Vasilevich

It was **MOVED** (303E), **SECONDED** (301E) and **CARRIED** to destroy (recycle) the ballots.

MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

AWM advised this was the point in the meeting for the owners to bring forward any concerns which the owners wished the strata council to address of the next fiscal year.

- **Carpet Replacement** – the carpets on the 3rd and 4th floors in the 1868 building were recently replaced. The original carpets were wool, and the replacement carpets were synthetic. Unfortunately, due to the occasional drastic humidity changes, the synthetic carpets are bubbling, creating an uneven walking surface which is not safe. The owners discussed several options, and an owner supported replacing the carpet on these two floors with wool carpets. A informal vote was taken and the owners were in favour 19 to 1 to proceed with the wool carpet. The carpet colour will be chosen at a later date, Carol-Ann Page volunteered to spearhead the colour choice committee.
- **Hallway Painting** – the owners discussed the quality of the previous painting job. The manager stated that the walls were painted in an acrylic latex paint, but that the exact quality of this paint was not known. A few interior areas in the building will be painted, and council and AWM will ensure that high quality paint is used.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 10:10 pm. The next meeting will be a council meeting, date to be announced.

The minutes were taken and respectfully submitted by Tyler Johnson of AWM-Alliance, (604) 685-3227.

Owners are reminded to keep these documents for their future reference in the event that they wish to sell their suite. Please note that any replacement copies must be purchased from AWM-Alliance.

Greenwich on 5th - LMS 4180
 APPROVED Maintenance Fees
 January 1, 2007 - December 31, 2007

Strata Lot	Suite #	U.E.	Old Fee	New fee	Catch-up Fees Jan. 1'07-Mar. 1'07
11	101 EAST	944	\$270.06	\$283.56	\$40.51
1	102	728	\$208.27	\$218.68	\$31.24
2	103	487	\$139.32	\$146.29	\$20.90
3	104	630	\$180.23	\$189.24	\$27.03
4	105	715	\$204.55	\$214.78	\$30.68
5	106	623	\$178.23	\$187.14	\$26.73
6	107	651	\$186.24	\$195.55	\$27.94
7	108	835	\$238.88	\$250.82	\$35.83
8	109	864	\$247.17	\$259.53	\$37.08
9	110	694	\$198.54	\$208.47	\$29.78
10	111	714	\$204.26	\$214.47	\$30.64
22	201	946	\$270.63	\$284.16	\$40.59
12	202	729	\$208.55	\$218.98	\$31.28
13	203	836	\$239.16	\$251.12	\$35.87
14	204	636	\$181.95	\$191.04	\$27.29
15	205	725	\$207.41	\$217.78	\$31.11
16	206	622	\$177.94	\$186.84	\$26.69
17	207	719	\$205.69	\$215.98	\$30.85
18	208	840	\$240.31	\$252.32	\$36.05
19	209	876	\$250.61	\$263.14	\$37.59
20	210	695	\$198.83	\$208.77	\$29.82
21	211	717	\$205.12	\$215.38	\$30.77
33	301	955	\$273.21	\$286.87	\$40.98
23	302	732	\$209.41	\$219.88	\$31.41
24	303	836	\$239.16	\$251.12	\$35.87
25	304	636	\$181.95	\$191.04	\$27.29
26	305	722	\$206.55	\$216.88	\$30.98
27	306	624	\$178.51	\$187.44	\$26.78
28	307	721	\$206.26	\$216.58	\$30.94
29	308	845	\$241.74	\$253.83	\$36.26
30	309	874	\$250.03	\$262.54	\$37.51
31	310	697	\$199.40	\$209.37	\$29.91
32	311	716	\$204.83	\$215.08	\$30.73
44	401	949	\$271.49	\$285.07	\$40.72
34	402	734	\$209.98	\$220.48	\$31.50
35	403	819	\$234.30	\$246.02	\$35.15
36	404	638	\$182.52	\$191.65	\$27.38
37	405	712	\$203.69	\$213.87	\$30.55
38	406	625	\$178.80	\$187.74	\$26.82
39	407	724	\$207.12	\$217.48	\$31.07
40	408	832	\$238.02	\$249.92	\$35.70
41	409	863	\$246.89	\$259.23	\$37.03
42	410	695	\$198.83	\$208.77	\$29.82
43	411	719	\$205.69	\$215.98	\$30.85

Greenwich on 5th - LMS 4180
APPROVED Maintenance Fees
January 1, 2007 - December 31, 2007

Strata Lot	Suite #	U.E.	Total Monthly Fee		Total Monthly Fee
53	101 WEST	941	\$269.20	\$282.66	\$40.38
45	102	728	\$208.27	\$218.68	\$31.24
46	103	485	\$138.75	\$145.69	\$20.81
47	104	628	\$179.66	\$188.64	\$26.95
48	105	709	\$202.83	\$212.97	\$30.42
49	106	618	\$176.80	\$185.64	\$26.52
50	109	866	\$247.75	\$260.13	\$37.16
51	110	696	\$199.11	\$209.07	\$29.87
52	111	716	\$204.83	\$215.08	\$30.73
64	201	942	\$269.49	\$282.96	\$40.42
54	202	728	\$208.27	\$218.68	\$31.24
55	203	831	\$237.73	\$249.62	\$35.66
56	204	636	\$181.95	\$191.04	\$27.29
57	205	724	\$207.12	\$217.48	\$31.07
58	206	623	\$178.23	\$187.14	\$26.73
59	207	718	\$205.41	\$215.68	\$30.81
60	208	842	\$240.88	\$252.92	\$36.13
61	209	878	\$251.18	\$263.74	\$37.68
62	210	696	\$199.11	\$209.07	\$29.87
63	211	715	\$204.55	\$214.78	\$30.68
75	301	952	\$272.35	\$285.97	\$40.85
65	302	728	\$208.27	\$218.68	\$31.24
66	303	831	\$237.73	\$249.62	\$35.66
67	304	636	\$181.95	\$191.04	\$27.29
68	305	724	\$207.12	\$217.48	\$31.07
69	306	623	\$178.23	\$187.14	\$26.73
70	307	718	\$205.41	\$215.68	\$30.81
71	308	842	\$240.88	\$252.92	\$36.13
72	309	878	\$251.18	\$263.74	\$37.68
73	310	698	\$199.68	\$209.67	\$29.95
74	311	716	\$204.83	\$215.08	\$30.73
86	401	952	\$272.35	\$285.97	\$40.85
76	402	733	\$209.70	\$220.18	\$31.45
77	403	817	\$233.73	\$245.41	\$35.06
78	404	639	\$182.81	\$191.95	\$27.42
79	405	715	\$204.55	\$214.78	\$30.68
80	406	624	\$178.51	\$187.44	\$26.78
81	407	719	\$205.69	\$215.98	\$30.85
82	408	830	\$237.45	\$249.32	\$35.62
83	409	870	\$248.89	\$261.34	\$37.33
84	410	698	\$199.68	\$209.67	\$29.95
85	411	717	\$205.12	\$215.38	\$30.77
87	2150	1334	\$381.63	\$400.71	\$57.24
88	2154	651	\$186.24	\$195.55	\$27.94
89	2156	822	\$235.16	\$246.92	\$35.27
90	2158	787	\$225.15	\$236.40	\$33.77
Sub-Total Monthly		67868	\$19,415.75	\$20,386.54	\$2,912.36
Total Annual			\$232,989.00	\$244,638.45	

CUSTOMER PRE-AUTHORIZED DEBIT PLAN AUTHORIZATION

PAYEE	
Company Name: AWM - Alliance Real Estate Group Ltd.	
IN TRUST	
Address: 540-220 Cambie Street	
City: Vancouver	
Province: B.C.	Postal Code: V6B 2M9
Telephone Number: 604-685-3227	
Fax Number: 604-893-1721	

FINANCIAL INSTITUTION	
Name:	
Address:	
City:	
Province:	Postal code:
Telephone Number:	

ACCOUNT HOLDER	
Surname:	
First Name:	
Address:	
City:	
Province:	Postal Code:
* Address (Strata fees paying for)	
Telephone Number:	
Fax Number:	
Account #:	
Inst # (3 digit #)	Transit #: (5 digit#)

INFORMATION

PLEASE FULLY COMPLETE ALL SECTIONS OF THE FORM AND ATTACH A VOID CHEQUE AND RETURN TO OUR OFFICE 10 DAYS BEFORE THE FIRST OF THE MONTH WHEN YOUR FIRST PAYMENT SHALL START. FORMS RECEIVED AFTER THIS DATE MAY NOT BE PROCESSED UNTIL THE FOLLOWING MONTH

I/We as the account holder(s), authorize the Payee and the above noted financial institution to debit my/our account, at the above indicated branch of the financial institution, under terms and conditions agreed to by me/us with the Payee until such time as written notice to the contrary is given by me/us the Payee.

The branch of the financial institution at which I/We maintain the account is not required to verify that the payment(s) are drawn in accordance with this authorization.

A debit, in paper, electronic or other form in the amount of \$_____, with a reasonable latitude for adjustments may be drawn on my/our account _____ beginning _____ (Note Information box above)

I/We will notify the Payee in writing of any changes in the account information or termination of this authorization prior to the next due date of the pre-authorized debit.

Items charged will be reimbursed subject to notification by me/us to the branch of account within 90 days under any of the following conditions.

- (a) I/We never provide the authorization to the Payee
- (b) The pre-authorized debit was not drawn in accordance with this authorization
- (c) My/Our authorization was revoked
- (d) The debit was posted to the wrong account due to invalid/incorrect account information supplied by the Payee

I/We understand that a written declaration to this effect must be given to my/ our financial institution.

I/We acknowledge that delivery of this authorization to the Payee constitutes delivery by me/us to the above noted financial institution

Signature of Account Holder _____

Date _____

Signature of Account Holder _____

Date _____

Office Use Only

Building Code:

Date Received:

Date Entered: