

STRATA COUNCIL MEETING MINUTES
STRATA PLAN VR 861
"WATERWOOD COURT"
3437 WEST 4TH AVENUE, VANCOUVER, BC

Monday, April 24, 2006
Held in Unit #14, thanks to Sandy Hetherington & Debbie Harvie

PRESENT: Sandy Hetherington, *President* Lorraine Smith, *Treasurer*
Tracey Biddle Mark Doherty

ABSENT: Kim Siren

MANAGING AGENT: Maxine Dias, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 6:10 p.m.

MINUTES

It was moved, seconded and carried to approve the minutes from the meeting held on October 24, 2005. **MOTION CARRIED**

BUSINESS ARISING

1. **Courtyard Entrance Restoration:** Mark Doherty reported that the installation of lights in the courtyard is in its 2nd phase. The electrician has completed a survey of the areas that require lighting; the contractor recommends installing low voltage, more energy efficient lighting. This system will also include a sensor and timer combination. In addition, the project will include the installation of lighting at the back stairs. Mark noted that the labour charges appear high therefore he is going to negotiate a further reduction. Once a firm pricing is obtained, Mark will forward to council for review and approval.
2. **Landscaping/Winterization:** Tracey Biddle reported that maintenance of the grounds is now under control. A motion was made, seconded and approved to authorize an amount for the purchase of spring bulbs for the garden.
3. **Planning for Annual General Meeting:** The Annual General Meeting is scheduled for Wednesday, May 24, 2006. Council discussed items to be presented to the owners at the Annual General Meeting.
 - a. **Special Resolutions:** Council discussed recommending reduction of rental units from 5 to 3. The agent will work on creating wording for the Special Resolutions to be presented to owners at the Annual General Meeting.

4. **Maintenance and Capital Projects:** Council discussed various maintenance plans for the upcoming year as well as some possible small capital projects.

FINANCIAL STATEMENTS

1. **Financial Statements:** The financial statements for the period ending January and February 2006 were approved as presented. The financial statements for the period ending March 2006 were tabled for the treasurer to review. Council discussed investing a portion of the CRF funds into a long term investment. Following discussion council directed agent invest an amount of \$40,000.00 from the CRF into a 12 month term deposit.
2. **Accounts Receivable:** Council reviewed the accounts receivable listing and directed the strata agent write a strong letter to a strata lot in arrears. Please ensure strata fees are paid on the first day of each month in order to ensure operations remain efficient.
3. **Proposed Budget:** The council and strata agent reviewed the budget to be proposed to the ownership at the upcoming Annual General Meeting. A discussion ensued with respect to the amount to be proposed. Some adjustments were made on some line items in the proposed budget.

NEW BUSINESS

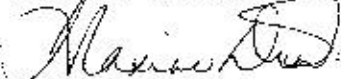
1. **Entry from Parkade to Elevator and Stairs:** Mark's presentation included illuminating the entry from the parkade and also the installation of a lighted drop box to establish the doorway. In addition the path to the storage lockers is to be lighted with recessed energy-saving lighting. A motion was made, seconded and carried to approve the quote as presented. Sandy and Tracey volunteered to paint the area.
2. **Exit Walkways:** Council reviewed an estimate from Weststar Restoration to clean common area walkways on 3 levels. Following discussion a motion was made, seconded and approved to proceed with the project and accept the quote as presented.
3. **Perimeter Fence:** Council reviewed a quote to dismantle the cedar perimeter fence at the front, the rear and portion of the west side at the rear as required in order to replace the rotten fence posts. Council notes that the fence is dilapidated and is now dangerous. A motion was made, seconded and carried to proceed with the fence replacement.
4. **Garbage/Vagrant Concerns:** A suggestion was made to install a gate by the back stairwell at the parkade exit. Council notes that there were signs that vagrants are using this area. Council deliberated over this issue and agreed to obtain quotes for gate installation.
5. **Power Wash:** Sandy will obtain quotes to power wash the moss from the back of the building.
6. **Council Meetings:** Council discussed increasing the number of meetings. Council will arrange to meet without the agent more frequently.

ADJOURNMENT:

They're being no further business the meeting was adjourned at 7:50 p.m.

NEXT MEETING DATE: The Annual General Meeting is scheduled for Wednesday, May 24, 2006 at 6:00 pm at 2804 West 3rd Ave., Vancouver BC.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of Owners' Strata Plan VR 861



Maxine Dias
Strata Agent

MD/cc

PLEASE BE ADVISED THAT EFFECTIVE MAY 1, 2006 THE
ASCENT STRATA EMERGENCY NUMBER HAS CHANGED.
THE NEW NUMBER IS 604-293-2459.

When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to retain all your strata records. Service charges may be applied to obtain additional copies of the strata council meeting minutes from the managing agency.





ASCENT

REAL ESTATE MANAGEMENT CORPORATION

2176 WILLINGDON AVENUE, BURNABY, BC CANADA V5C 5Z9

Email: ascent@telus.net
Website: www.ascenipm.com

Tel: (604) 431-1800

Fax: (604) 431-1818

NOTICE OF CALL: MAY 3, 2006
TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
OF STRATA PLAN VR 861- "WATERWOOD COURT"
LOCATED AT 3437 WEST 4TH AVE
WILL BE HELD:

DATE: Wednesday, May 24, 2006

TIME: 6:15 p.m. Registration starts at 6:30 p.m.

PLACE: 2804 West 3rd Avenue, Vancouver (3rd and MacDonald)

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference. A proxy appointment form is enclosed for your convenience should you be unable to attend the meeting.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your strata account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

AGENDA

1. Registration
2. Call to Order
3. Quorum Report
4. Proof of Notice
5. Approve Agenda
6. Approve of Previous Annual General Meeting Minutes
(May 9, 2005)
7. Report on Insurance (Section 154)
8. Approve Budget (Section 103)
9. Resolutions
 1. Operating Surplus
 2. Rental Reduction
10. New Business
11. Election of Council
- Adjournment

**ANNUAL GENERAL MEETING
STRATA PLAN VR 861- "WATERWOOD COURT"
LOCATED AT 3437 WEST 4TH AVE**

PROXY APPOINTMENT <i>(Section 56)</i>

Re: Strata Lot _____ of Strata Plan VR 861, "Waterwood Court"

I/We, _____, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint _____ to act as my/our proxy at the annual or special general meeting to be held on May 24, 2006.

Signature of Owner/Tenant/Mortgagee

Signature of Owner/Tenant/Mortgagee

**ANNUAL GENERAL MEETING
STRATA PLAN VR 861- "WATERWOOD COURT"
LOCATED AT 3437 WEST 4TH AVE**

RESOLUTION #1 ¾ VOTE – OPERATING SURPLUS

Preamble

Whereas: it is anticipated that there will be a surplus in the 2005 operating budget, strata council recommends that the surplus be carried forward to the operating budget for the 2006/2007 operating year, rather than be transferred to the Contingency Reserve Fund. In addition council recommends transfer of prior years' surplus in the amount of \$5,933,74. This would provide funds for council to proceed with perimeter fence replacement, and to pursue lighting and security improvements to the back of the building, without having to call another special owner's meeting.

"THEREFORE, BE IT RESOLVED, that the owners of Strata Plan VR 861, "*Waterwood Court*", agree to carry forward the surplus funds from the 2005 operating budget into the Prior Years Surplus account within the 2006/2007 operating budget, to enable council to expend funds on perimeter fence replacement and lighting and security improvements."

RESOLUTION #2 -¾ VOTE – RENTAL BYLAW AGREEMENT

Preamble:

Whereas: The strata council recommends decreasing the number of rental units from five (5) to three (3) and proposes a new revised Rental Bylaw Agreement

"THEREFORE BE IT RESOLVED, that the owners of Strata Plan VR 861, "*Waterwood Court*", do hereby repeal bylaw 8.1 and replace it with the following:

8. Rental Limitations

- 8.1 The number of units within Strata Plan VR861 that may be leased by the owners shall be three (3)."



ASCENT RESIDENTIAL STRATA PROGRAM Certificate of Insurance

Name of Insured & Mailing Address:

The Owners of Strata Plan VR 861
c/o Ascent Real Estate Management Corporation
2176 Willingdon Avenue
Burnaby, BC V5C 5Z9

Name of Broker & Mailing Address:

CMW Insurance Services Ltd.
200 - 3920 Norland Avenue
Burnaby, BC V5G 4K7

Location of Risk: 3437 West 4th Avenue,
Vancouver, BC V6R 1N7

Period of Insurance: July 31, 2005 to July 31, 2006
Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$4,097.

Coverage provided under this policy is only for those coverages shown below
or contained within the policy wordings.

A. PROPERTY

Master Policy No. CDN 1851
Insurance Company:
Waiver of Subrogation:

Premium (Section A): \$3,164.

Certificate No. CMWA P0128
As per Schedule of Subscribing Insurers attached
The Insurers rights of subrogation are waived against
Ascent Real Estate Management Corporation

Section	Limits of Liability	Description of Coverages
A1.	\$2,792,000.	Property of Every Description
A1.	\$Not Covered.	Business Interruption - 12 Months Indemnity
A2.	Insured	Blanket Glass

Conditions:

All Risks of direct physical loss or damage to property described at Location of Risk shown above.
Basis of Loss Settlement - Replacement Cost including By-Laws. Policy includes Stated Amount Co-Insurance.

Special Conditions:

Property additions, alterations and repairs are subject to a limit of 10% of the Limits of Liability, with a maximum of \$500,000. Any additions, alterations or repairs which are in excess of this sub-limit must be reported to the Insurer(s) prior to the commencement date.

Deductibles:

All Losses \$1,000. except: Water Damage & Sewer Back-up \$2,500.; Glass \$100.; Master Key \$250.; Earthquake 10% of the Total Insured Value (minimum \$100,000); Flood \$10,000.
Loss or damage caused by any growing, cultivation, harvesting, manufacturing, distribution or sale of non-prescription controlled substance(s) - \$50,000.

Loss Payable:

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of this Certificate and endorsement(s) attached hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the LIMITS OF LIABILITY specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Forty Million Dollars (\$40,000,000.) in any one loss or occurrence.

B. BOILER & MACHINERY

Master Policy No. CDN 1851BM
Insurance Company:

Deductible (Section B):

Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$150.

Certificate No. CMWA P0128BM
Commonwealth Insurance Company
1500-595 Burrard Street, Box 49115, Bentall Tower III,
Vancouver, BC V7X 1G4

\$500.

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

The Insurers rights of subrogation are waived against
Ascent Real Estate Management Corporation

Section	Limits of Liability	Description of Coverages
B	\$2,792,000.	Comprehensive Boiler & Machinery, including By-laws.
B	\$Not Covered.	Gross Rents - 12 Months Indemnity (24 hours waiting period)
B	Included	\$25,000. Extra Expense

C. LIABILITY PROTECTION

Master Policy No. CMWLIA03
Insurance Company:

Deductibles (Section C):

Additional Insured:

Premium (Section C): \$450.

Certificate No. CMWA C0128
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

\$1,000. Bodily Injury and Property Damage Each Event

\$10,000. Limited Pollution Liability

Ascent Real Estate Management Corporation
while acting on behalf of or under the direction of Strata Council.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	General Total Limit
C	\$10,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$10,000,000.	Products and Completed Work Total Limit
C	\$10,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$10,000,000.	Personal Injury Liability Limit
C	\$10,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$300,000.	Employee Benefits - Total Limit
C	\$300,000.	Employee Benefits - Each Wrongful Act Limit

D. PROFESSIONAL LIABILITY

Master Policy No. 501148987 (Section D 1.):
 Master Policy No. 501148986 (Section D 2.):
 Insurance Company:

Premium (Section D): \$400.

Certificate No. CMWA D0128

Certificate No. CMWA E0128

ING Insurance Company of Canada

400-2955 Virtual Way, Vancouver, BC V5M 4X6

\$1,000.

Ascent Real Estate Management Corporation

Deductible (Section D 2.):

Name of Insured (Section D 2.):

Section	Limits of Liability	Description of Coverages
D 1.	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D 2.	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME PROTECTION

Master Policy No. CMWLIA03
 Insurance Company:

Premium (Section E): \$000.

Certificate No. CMWA C0128

St. Paul Fire & Marine Insurance Company

2500-650 West Georgia Street, PO Box 11542,

Vancouver, BC V6B 4N7

\$500.

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	\$Not Covered.	Broad Form Money and Securities
E	\$Not Covered.	Employee Dishonesty Coverage- Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance providers by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1851, CDN1851BM, CMWLIA03, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

SUBSCRIBING INSURERS**Section A. PROPERTY**

Master Policy No. CDN 1851 Certificate No. CMWA P0128

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers such right or privilege may be exercised by each insurer independently.

Insurers	Section	Interest	Premium
Commonwealth Insurance Company	A.1	50%	\$1,582.
St. Paul Fire & Marine Insurance Company	A.1	50%	\$1,582.
St. Paul Fire & Marine Insurance Company	A.2	100%	Included \$3,164.

August 5, 2005

E&OE/ rev.Aug04/05/KEV/KS



CMW Insurance Services Ltd.
 (Authorized Representative)

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

**STRATA PLAN VR 861
WATERWOOD COURT
PROPOSED ANNUAL BUDGET
EFFECTIVE APRIL 1, 2006 TO MARCH 31, 2007**

		ACTUAL 12 MONTHS TO MAR 31, 2006	APPROVED BUDGET 2005-2006	PROPOSED BUDGET 2006-2007
REVENUE:				
Operating Income	3000	47,174.88	47,175.00	47,175.00
CRF Income	3010	3,233.04	3,233.00	3,233.00
Fine Income	3020	50.00	-	-
Interest Income	3030	403.42	500.00	500.00
Parking Rental	3050	1,650.00	750.00	1,200.00
TOTAL REVENUE		52,511.34	51,658.00	52,108.00
EXPENSES:				
Management Fees	4000	6,355.80	6,355.00	6,675.00
Professional fees/Audit	4010	508.25	400.00	400.00
Office Expenses	4013	313.72	550.00	550.00
Bank Charges	4015	72.00	100.00	80.00
Miscellaneous	4016	55.83	400.00	400.00
Insurance	4040	4,597.53	5,800.00	5,000.00
Electricity	4050	2,630.60	2,900.00	2,900.00
Water/Sewer	4052	2,651.25	1,800.00	2,800.00
Garbage Collection	4056	1,426.64	1,650.00	1,500.00
Enterphones/Telephone	4116	458.52	420.00	420.00
Elevator Maintenance	4131	1,960.60	2,300.00	2,000.00
Fire & Life Safety System	4142	618.77	800.00	800.00
Repairs & Maintenance	4160	8,558.69	15,000.00	15,000.00
Pest Control	4222	658.05	500.00	500.00
Roof Maintenance	4227	-	1,000.00	1,000.00
Janitorial - Contract	4232	4,520.75	3,950.00	4,350.00
Landscaping	4300	3,950.70	4,500.00	4,500.00
		39,337.70	48,425.00	48,875.00
SURPLUS (DEFICIT) FROM OPERATIONS		13,173.64	3,233.00	3,233.00
CONTINGENCY TRANSFER	4800	3,233.04	3,233.00	3,233.00
SURPLUS (DEFICIT) FOR PERIOD		9,940.60	-	-

STRATA PLAN VR 861
MONTHLY ASSESSMENT FEE
APRIL 1, 2006 TO MARCH 31, 2007

TOTAL OPERATING FEE	\$47,175.00
TOTAL CRF FEE	\$3,233.00
TOTAL ANNUAL STRATA FEE	\$50,408.00

STRATA LOT #	UNIT NUMBER	UNIT ENTITLEMENT	OPERATING FEE	CRF FEE	TOTAL STRATA FEE
1	1	87	\$191.18	\$13.10	\$204.28
2	2	87	\$191.18	\$13.10	\$204.28
3	3	87	\$191.18	\$13.10	\$204.28
4	4	94	\$206.56	\$14.16	\$220.72
5	5	88	\$193.38	\$13.25	\$206.63
6	6	87	\$191.18	\$13.10	\$204.28
7	7	88	\$193.38	\$13.25	\$206.63
8	8	94	\$206.56	\$14.16	\$220.72
9	9	90	\$197.77	\$13.55	\$211.32
10	10	89	\$195.57	\$13.40	\$208.97
11	11	87	\$191.18	\$13.10	\$204.28
12	12	87	\$191.18	\$13.10	\$204.28
13	13	87	\$191.18	\$13.10	\$204.28
14	14	96	\$210.96	\$14.46	\$225.42
15	15	87	\$191.18	\$13.10	\$204.28
16	16	87	\$191.18	\$13.10	\$204.28
17	17	87	\$191.18	\$13.10	\$204.28
18	18	94	\$206.56	\$14.16	\$220.72
19	19	96	\$210.96	\$14.46	\$225.42
20	20	90	\$197.77	\$13.55	\$211.32
1789			\$3,931.27	\$269.40	\$4,200.67
			X 12	X 12	X 12
			\$47,175.24	3,232.80	\$50,408.04

REMARKS:

According to the new Strata Property Act effective Jul 1, 2000, the CRF fee and operating fee have to be separately accounted for. The total strata fee has to be split up into two components - CRF fee and operating fee. All owners are required to pay the total strata fee in the full amount to avoid any late penalty.

**ANNUAL GENERAL MEETING MINUTES
STRATA PLAN VR 861 – "WATERWOOD COURT"
3437 WEST 4TH AVENUE, VANCOUVER, BC**

HELD: Wednesday, May 24, 2006

PLACE: 2804 West 3rd Avenue, Vancouver, BC

MANAGING AGENT: Maxine Dias, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER:

The meeting was called to order at 6:40 p.m.

QUORUM REPORT:

The strata agent advised that there were eleven (11) owners represented in person or by proxy. This exceeded the required quorum of seven (7) therefore the meeting was declared competent to proceed with the business at hand.

PROOF OF NOTICE:

It was moved by unit #19 and seconded by unit #12 and carried to approve the Notice of Call as distributed in accordance with the provisions of the *Strata Property Act of British Columbia*.

APPROVAL OF PREVIOUS MINUTES:

It was moved by unit #13, seconded by unit #14 and carried that the minutes of the Annual General Meeting of May 9, 2005 be approved as distributed. **MOTION CARRIED.**

INSURANCE COVERAGE REPORT:

The strata agent advised that the insurance coverage report must be submitted with each call of notice pursuant to the *Strata Property Act of British Columbia*. The strata agent informed owners that they are responsible to carry their own insurance for contents, betterments, and improvements, and encouraged owners to retain this document for their personal files.

COUNCIL REPORT:

Council president, Sandy Hetherington, summarized the activities of the past 12 months, noting that this had been a fairly busy year for council. The council members worked together well and moved ahead on a number of items. Each member had an area of responsibility, which allowed the work load to be shared equitably. This approach proved to be successful. She noted that several projects had been completed in 2005 including the completion of some minor deck repair, the final aspects of the building restoration program is almost complete; lighting around the building is in progress; deck coating is scheduled to start soon as well fence installation is scheduled to commence soon. She thanked council members for spending their time and energy in this volunteer service.

PROPOSED BUDGET:

The Proposed Budget was presented to the owners and opened for discussion. Treasurer Lorraine Smith noted that the strata corporation at this time is working well within the allocated budget and that the strata corporation is maintaining a healthy Contingency Reserve Fund. She further reviewed the year-end balance sheet and income statement with the owners and making mention of some key line items. Council noted that the corporation has a healthy Contingency Reserve Fund for a building this size. Owners were also informed that a portion of the CRF is being invested in a long term deposit. Owners recommended various some investment companies that have a higher return. Council will take this under advisement and investigate.

Lorraine further informed owners that the last fiscal year ended with a surplus; this has helped to maintain the strata fees at the same level as 2005. Noting that the strata fees have remained consistent for a few years now.

It was then moved by unit #13 and seconded by unit #12 to approve the budget as presented in the Notice of Call. **MOTION CARRIED UNANIMOUSLY.**

RESOLUTION #1 $\frac{3}{4}$ VOTE – OPERATING SURPLUS

The special resolution as outlined in the Notice of Call, was moved by Unit #14, seconded by Unit #3 and opened for discussion. The resolution is as follows:

Preamble

Whereas: it is anticipated that there will be a surplus in the 2005 operating budget, strata council recommends that the surplus be carried forward to the operating budget for the 2006/2007 operating year, rather than be transferred to the Contingency Reserve Fund. In addition council recommends transfer of prior years' surplus in the amount of \$5,933,74. This would provide funds for council to proceed with perimeter fence replacement, and to pursue lighting and security improvements to the back of the building, without having to call another special owner's meeting.

"THEREFORE, BE IT RESOLVED, that the owners of Strata Plan VR 861, "Waterwood Court", agree to carry forward the surplus funds from the 2005 operating budget into the Prior Years Surplus account within the 2006/2007 operating budget, to enable council to expend funds on perimeter fence replacement and lighting and security improvements."

Following a brief question and answer period, a vote was held on the motion. **MOTION CARRIED UNANIMOUSLY**

The special resolution as outlined in the Notice of Call, was moved by Unit #14, seconded by Unit #3 and opened for discussion. The resolution is as follows:

RESOLUTION #2 $\frac{3}{4}$ VOTE – RENTAL BYLAW AGREEMENT

Preamble:

Whereas: The strata council recommends decreasing the number of rental units from five (5) to three (3) and proposes a new revised Rental Bylaw Agreement

"THEREFORE BE IT RESOLVED, that the owners of Strata Plan VR 861, "*Waterwood Court*", do hereby repeal bylaw 8.1 and replace it with the following:

8. Rental Limitations

- 8.1 The number of units within Strata Plan VR861 that may be leased by the owners shall be three (3)."

Special resolution #2 was presented to owners as provided in the Notice of Call. Owner's had questions regarding this resolution and wanted to know if an owner would have an option to rent if circumstances required him to do so. Council explained that if the limit of rentals stated in the bylaws has been reached an owner can apply to council for permission under the hardship clause. A vote was held, on the resolution.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

1. **Ramp:** An owner requested the building of a ramp for easy access for baby strollers etc. Council explained that City of Vancouver requires that if a ramp is built then stairs will need to be built as well. Council notes that besides being an extensive installation, this will be a fairly costly project as well.
2. **Fence/Gate:** An owner noted that people are able to peak over the fence at the east side of the building and requested council increase the height of the fence to increase privacy and as a security measure as well. Sandy will include this item in the fence replacement. Owners asked for clarification on time-frames for fence replacement. Council explained that fencing will be replaced in sections, during the installation there will not be any open spaces, all panels will be in place for security purposes.

An owner asked if a gate could be installed at the back of the strata lot for easy access. Sandy will investigate. Council notes that the installation of the gate will be charged back to the owner.

Council thanked the owners for their suggestions and noted that the suggestions will be taken under advisement.

3. **Summer Barbecue:** Council is planning a summer barbecue for the Sunday before the long weekend in August. Notices will be posted informing owners the date of the Annual Summer Barbecue. All residents are welcome. Please plan to attend and get to know your neighbours.

ELECTION OF STRATA COUNCIL:

The strata agent advised that pursuant to the provisions of the *Strata Property Act of British Columbia*, all members of the current council must resign. The owners applauded council for all their hard work and dedication. The floor was then opened for nominations for the position of 2006/2007 strata council. The following owners were then nominated:

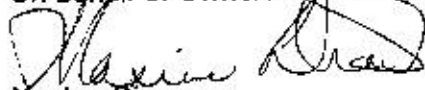
Sandy Hetherington	Unit #14
Lorraine Smith	Unit #13
Tracy Biddle	Unit #05
Mark Doherty	Unit #03
Daniel Houle	Unit #10

There being no further nominations the five aforementioned owners where elected by acclamation.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:20 p.m.

Ascent Real Estate Management Corporation
Managing Agents
On Behalf of Owners' Strata Plan VR861



Maxine Dias
Strata Agent

MD/cc

Ascent Real Estate Management Corporation — 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com

Monday, December 11, 2006
Held in Unit #13, thanks to Lorraine Smith

MANAGING AGENT: Maxine Dias, *Strata Agent, Ascent Real Estate Management Corporation*

The meeting was called to order at 6:10 p.m.

It was moved, seconded and carried to approve the minutes from the meeting held November 6, 2006. **MOTION CARRIED**

1. **Garbage Bin:** Sandy reported that quotes are in progress to enclose the garbage bin in an attempt to discourage strangers from using or going through the strata's garbage container. A suggestion was made to install a lock on the garbage bin. Council deliberated over this issue and it was ultimately agreed to maintain the current situation, as a number of residents will have a difficult time opening the garbage lid.
2. **McBride Park Concerns:** Mark Doherty reported that he has contacted relevant authorities in regards to the increasing number of vagrants in McBride Park, especially in the evenings. However, the authorities will only act upon specific complaints/incidents. As such council advises that as soon as residents notice unusual activity around the complex, please report to Vancouver's Non-Emergency Crime Reporting number @604-717-3321.
3. **Landscaping/Winterization:** Tracey Biddle reported that maintenance of the grounds is now under control. Gardening upgrades will commence in the spring, in the meantime Tracey is working on getting the sprinkler system regulated.
4. **Unit #18 - Leak:** It is now determined that the leak in unit #18, is from the patio door; that was left open. The cost of the repair to be charged back to the strata lot as the repair is due to tenant negligence.
5. **Carpeting:** Sandy reports that quotes for replacing stairwell carpeting is in progress.

6. **Parkade Lighting:** Mark reported that upgrading of parkade lighting is in progress; the electrician was able to retrofit 22 lights on one visit. Discussion then ensued in regards to installing compact fluorescent lighting for security purposes. Council reviewed the pricing provided by Mark. It is noted that this installation makes a significant difference in the parkade lighting and also increases security. A motion was made, seconded and approved to proceed with the lighting as presented. Please be advised that vehicles may need to be removed from the parkade for this installation. Notices will be posted well in advance informing residents of the dates and times.
7. **Bike Room:** There appears to be a number of bikes that are abandoned, to claim your bikes please place a tag on it. All untagged bikes will be considered unclaimed and will either be donated or disposed of by the end of January without further notice.

FINANCIAL STATEMENTS:

1. **Financial Statements:** The financial statements for the period ending October and November, 2006 were tabled for the treasurer to review.
2. **Accounts Receivable:** Council reviewed the accounts receivable listing noting that the majority of owners pay their maintenance fees in a timely manner. One strata lot is delinquent in payment; council directed the strata agent write a strong letter to a strata lot in arrears. Please ensure strata fees are paid on the first day of each month in order to ensure operations remain efficient.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:50 p.m.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of Owners' Strata Plan VR 861

Maxine Dias
Strata Agent

MD

PLEASE BE ADVISED THAT EFFECTIVE MAY 1, 2006 THE ASCENT STRATA EMERGENCY
NUMBER HAS CHANGED.
THE NEW NUMBER IS 604-293-2459.

When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to retain all your strata records. Service charges may be applied to obtain additional copies of the strata council meeting minutes from the managing agency.

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