

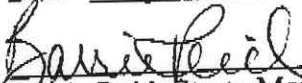
Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners Strata Plan NW2410 certify that the information contained in this certificate with respect to Strata Lot 148 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 138.17
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ 3,250.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? No
- (d) Any amount the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved \$ Nil
- The payment is to be made by _____
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$ Nil
- (f) Amount of the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 93,456.33
- (g) Are there any amendments to the bylaws that are not yet filed in the and title office? No
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office? No
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? No
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation? No
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? No

(l) Number of strata lots in the strata plan that are rented 66

Date April 23, 2007


Barrie Reid, Strata Manager

**Strata Plan NW 2410 - Fraser Mews
Rules - Common Areas - April 2005**

As a strata lot owner, you have a vested interest in properly maintaining the common areas, which include the landscaped areas and underground parking. To protect your investment, this philosophy is conveyed with the following rules.

Any consent, approval or permission given under these rules must be given in writing, by the Strata Council, or the managing agent acting upon the instructions of the Strata Council. Any examples of exclusions given under these rules are not specifically limited to the samples given. Any reference to the rules applies to all residents and their guests. Violation of the Strata Rules may result in a fine ranging between \$50.00 - \$200.00.

1) Resident Parking

- a) Residents are responsible to ensure that the underground security gates close before proceeding.
- b) A resident owner shall use the parking space(s), which have been specifically assigned to the strata lot. Owners shall not park on the common property (visitor parking).
- c) Parking spaces assigned to a strata lot, or any visitor parking stalls, shall not be rented or leased to non-residents.
- d) No vehicle may be parked or stored on the common property except private passenger motor vehicles and bicycles in designated areas. Without limiting the generality of the foregoing, prohibited vehicles include, but are not limited to, buses, derelicts, motor homes, trailers, trucks, and uninsured vehicles.
- e) Parking areas may not be used for the storage of other than one automobile, except with prior written approval of the Strata Council. No storage, boxes or structures of any kind are allowed in any parking spaces or private garages.
- g) No vehicle shall be parked in a manner that reduces the width of garage, roadway, neighbor's parking space or walkway. Parking is not permitted in the turn-around area in the fire lane.
- h) Only vehicles with current registration and insurance in force, or appropriate storage insurance, shall be allowed in the parking areas, except with special permission of the Strata Council. Parking of vehicles other than those owned or leased by a resident or their guests is prohibited. Proof of storage insurance must be provided to Strata Council upon request.
- i) Excessive speeds and dangerous driving are prohibited in the parking area.
- j) No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
- l) No repairs to motor vehicles or other mechanical equipment shall be carried out on the common property.
- m) Vehicles dripping oil, gasoline or other fluids will be prohibited from parking until repaired. Owners of vehicles causing staining from such fluids shall, when notified by the Strata Council, clean up all areas affected. Failure to do so within seven days of receipt of the notice shall result in the Strata Council arranging for cleaning of the area(s) and charging the owner with the cost incurred.
- n) No vehicle shall be parked in the loading zone for a period longer than the time reasonable required for the loading and unloading of the vehicle.
- o) Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner's sole risk and expense.

2) Visitor Parking

- Visitor Parking rules include all of the applicable rules above and the following:
- a) Owners/residents are responsible to ensure their guests park in designated parking areas and follow regulations.
 - b) Residents are not allowed to park their vehicles in visitor parking and will be towed immediately, at their risk and expense.

5) Exterior Appearance

- a) For consistency, the backing of all window treatments visible from the exterior of the building must be the same neutral colour as the original blinds installed by developer.
- b) The Strata Act requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas (this includes satellite dishes, exterior lighting fixtures, etc.).

6) General

- a) No owner shall use any part of the common property for storage except as permitted in writing by the Council. No owner shall keep furniture, shoes, strollers, umbrellas, and garbage bags, outside their door in the hallways. No owner shall store any items on their parking space or private garage.
- b) For consistency, the suite numbers displayed on the exterior side of private suites must not be changed or altered.
- c) No owner and/or resident shall:
 - i) Do anything, or permit anything to be done, that will increase the risk of fire or the rate of fire insurance on the building of any part thereof, or
 - ii) Do anything, or permit anything to be done, that is contrary to any of the provisions, rules or ordinances of any statute or municipal bylaw.
- d) The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than entering or exiting from the building, the strata lots and parking areas within the common property. No access doors or common area door are to be propped open or left in an unlocked position at any time.
- e) No mops, rugs or dusters of any kind shall be shaken, and no refuse or other objects shall be thrown out of any windows or doors, or from any balcony or deck/patio of a strata lot.
- f) Owners and/or residents are to take care when washing their balcony or patio/deck that an undue amount of water shall not be poured onto the balcony as this may cause the unit below to suffer the dirty water draining off. Damp mopping is the best method of cleaning balconies.
- g) Ordinary household refuse and garbage shall be removed from each strata lot and deposited in containers provided by the Strata Corporation for that purpose. All garbage shall be plastic bagged and tied before depositing.
- h) All large items that should not be deposited into the bins shall be left in an area designated by the Resident Manager. The Strata Corporation will arrange for removal of large items from a designated storage area.
- i) No owners or occupants of a strata lot, or their guests, shall do anything on common property likely to damage the plants, bushes, flowers or lawns; and shall not place objects on any of the garden areas so as to damage them, or prevent reasonable growth.
- j) An owner, occupant or agent of an owner may not display an advertising sign of any type upon any Strata Corporation property where it is visible to the general public, except in designated areas, nor will any of the above persons leave open or unlocked any entrance door to the building for the purpose of "open house" selling.

NW 2-10 - FRASER MEWS**Approved Budget****Oct 01, 2006 to Sep 30, 2007****INCOME****FEES**

Operating Fund Contribution	277,112
Contingency Fund Contribution	23,959
TOTAL FEES	301,071

Bylaw/Late Pymt Fine	50
Interest Income	750
Laundry Income	19,300
Parking	200
TOTAL INCOME	321,371

EXPENSES**OPERATING EXPENSES**

Audit	318
Bank Charges/Interest	120
Caretaker Wages & Benefits	40,000
Electricity	27,000
Elevator Maintenance	8,700
Enterphone	3,000
Fire Prevention	5,500
Garbage Removal	17,500
Grounds-Maintenance	17,500
Insurance	31,000
Janitorial Supplies	2,200
Janitorial Services	25,500
Legal Fees	500
Management Fees	30,000
Mechanical Maintenance	7,000
Miscellaneous	2,000
Parking Lot Maintenance	2,500
Pest Control	1,775
Repair & Maintenance	28,000
Roof/Anchor	500
Snow Removal	500
Telephone & Pager	2,000
Water/Sewer	43,000
Window Cleaning	1,500
TOTAL OPERATING EXPENSES	297,613

Reserve-Contingency Fund	23,959
TOTAL EXPENSES	321,572

CURRENT YEAR SURPLUS/(DEFICIT)	(201)
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Operating Surplus (Deficit) B/F	201
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- c) Any vehicles found in contravention of any of the parking regulations will be towed away at the owner's risk and expense. The Strata Corporation, Strata Council and Management Agent will not accept responsibility for any damage or loss to vehicles that are towed away.

3) Patios/Decks and Balconies

- a) No items other than what is permitted by the Rules shall be kept on patios/decks, balconies or common property, unless express permission by Council has been granted.

- b) Items that MAY be kept on a patio/deck or balcony are:

- i) Gas or electric barbecues. (Note: to limit excessive smoke intruding on neighboring suites, barbecues may be used only between the hours of 8:00 a.m. – 11:00 p.m.)
- ii) Patio style furniture only (no upholstered living room sofas, chairs, bookcases, etc.)

- c) Items that MAY NOT be kept on a patio/deck or balcony are:

- i) Freezers.
- ii) Clothes lines/racks, or any hanging clothing.
- iii) Storage units, shelves or items unless written approval given by Council.
- iv) Sports equipment such as skis, exercise machines, dartboards, punching bags, weights, etc.
- v) Lighting other than which was installed as an original permanent fixture, i.e. no torches. Permanent fixtures outside are part of the limited common property and may not be changed without prior permission from Council.
- vi) Strings or patio lanterns or lights at any other time except as permitted in the bylaws.
- vii) Free standing trellises. Trellises must be situated against a wall so as not to detract from the architectural lines of deck/patio or balcony railings. Owners must obtain consent from Council for trellises.
- viii) Birdfeeders, birdbaths, dog/cat houses, or cat carpet climbing trees.
- ix) Flooring (cedar, carpeting, etc.) may be installed on deck surfaces in a manner that may penetrate/damage the deck membrane and create potential leakage problems or other damage.
- x) No cleaning supplies such as mops, garbage cans/bags.
- xi) No storage of empty boxes, cans, bottles, tires or general refuse.

4) Planters on Patios/Decks and Balconies

Residents are permitted to have planters and flower boxes on their patios/decks and balconies with the following guidelines:

- a) Small shrubs and flowers are permitted.
- b) No plantings shall be made that attach themselves to the building areas, such as ivy.
- c) Planters, flower boxes, statues, etc. must be on the limited common property, not on any surrounding common property.
- d) No hanging baskets.
- e) No flower boxes hanging on the outside of the balcony; flower boxes must be on the inside of the balcony.
- f) Residents are responsible for keeping these planters and flower boxes neat and tidy in appearance at all times year-round, and must have trays below them to catch water runoff.

Balance Sheet (Accrual)
NW 2410 - FRASER MEWS - (nw2410)
January 2007

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Assets**FEB 14 REC'D****Current Assets****Cash**

Funds Trf to New Mgmt

310,957.50

Petty Cash

500.00

Bank - Operating Account

10,023.38**Total Cash**

321,480.88

Accounts Receivable

67,751.55

CRF - Due from Oper Fund

28,320.38

Prepaid Insurance

28,320.38**Total Current Assets**445,873.19**Total Assets**445,873.19**Liabilities & Equity****Liabilities**

Accounts Payable

1,378.88

Accrued Payable

2,170.00

Oper Fund - Due to CRF

28,320.38

Prepayment - Revenue

364.20**Total Liabilities**

32,233.46

Equity

Operating Surplus(Deficit)

17,738.66

Contingency Fund Balance

93,456.33

Maintenance Reserve/Special Levy Fund Balance

247,194.74

Contingency Reserve - Owing from Developer

55,250.00**Total Equity**413,639.73**Total Liabilities & Equity**445,873.19

Statement of Income & Expenses
NW 2410 - FRASER MEWS
 Reporting Period Jan 2007
 Period Ending 4

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	23,093	92,371	92,372	-1	277,112
Contingency Fund Contribution	1,997	7,986	7,988	-2	23,959
TOTAL STRATA FEES	25,089	100,358	100,360	-2	301,071
Bylaw/Late Pymt Fine	0	10	16	-6	50
Interest Income	97	277	252	25	750
Laundry Income	4,573	9,385	6,432	2,953	19,300
Parking	15	60	68	-8	200
TOTAL INCOME	29,774	110,089	107,128	2,961	321,371
EXPENSES					
OPERATING EXPENSES					
Audit	318	318	108	-210	318
Bank Charges/Interest	10	40	40	0	120
Caretaker Wages & Benefits	3,202	12,739	13,332	593	40,000
Electricity	2,571	9,245	9,000	-245	27,000
Elevator Maintenance	654	2,615	2,900	285	8,700
Enterphone	212	848	1,000	152	3,000
Fire Prevention	1,040	1,040	1,832	792	5,500
Garbage Removal	1,289	5,208	5,832	624	17,500
Grounds-Maintenance	0	1,250	5,832	4,582	17,500
Insurance	2,575	3,656	10,332	6,676	31,000
Janitorial Supplies	0	0	732	732	2,200
Janitorial Services	2,226	6,890	8,500	1,610	25,500
Legal Fees	0	0	168	168	500
Management Fees	3,182	11,043	10,000	-1,043	30,000
Mechanical Maintenance	239	1,194	2,332	1,138	7,000
Miscellaneous	568	1,574	668	-906	2,000
Parking Lot Maintenance	0	0	832	832	2,500
Pest Control	144	432	592	160	1,775
Repair & Maintenance	1,008	22,292	9,332	-12,960	28,000
Roof/Anchor	371	371	168	-203	500
Snow Removal	225	225	168	-57	500
Telephone & Pager	185	962	668	-294	2,000
Water/Sewer	729	2,622	14,332	11,710	43,000
Window Cleaning	0	0	500	500	1,500
TOTAL OPERATING EXPENSES	20,747	84,565	99,200	14,635	297,613
Reserve-Contingency Fund	1,997	7,986	7,988	2	23,959
TOTAL EXPENSES	22,744	92,552	107,188	14,636	321,572
CURRENT YR NET SURPLUS/(DEFICIT)	7,031	17,538	-60	17,598	-201
Operating Surplus (Deficit) B/F	0	201	201	0	201
ENDING OP SURPLUS/(DEFICIT)	7,031	17,739	141	17,598	0

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS**

Held on Monday, April 16, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Willfred Janzen	Vice-President
	Andreas Hempelmann	
	Cathy Conley	
REGRETS:	Ian McKay	
	Noordin Jesani	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.

The meeting was called to order at 7:00 pm.

GUEST BUSINESS

There was no guest business.

APPROVAL OF COUNCIL MEETING MINUTES

Approval of the Council Meeting Minutes for March 29, 2005 was tabled.

APPROVAL OF FINANCIAL STATEMENTS

Approval of the Financial Statements for March 2005 was tabled.

The financial statements will be redone to include prepaids and accruals for insurance and water/sewer so that there is a clearer financial position available.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**Minutes of the Council Meeting
The Owners Strata Plan NW 2410
Held on April 16, 2005**

- Correspondence was reviewed from an Owner requesting window cleaning. The window cleaning for inaccessible windows is scheduled for the beginning of May.
- Correspondence was reviewed from an Owner requesting permission to install a screen door at the front door of a Townhome. The Owner must not install anything that will interfere with the look of the front door.

NEW BUSINESS

There was no new business.

There being no further business, the meeting was adjourned at 9:00 p.m. The next scheduled Council meeting will be on Monday, May 16, 2005 at 7:00 p.m.



Judi Schuman
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the *Strata Property Act*, will be assessed for replacement copies.

Minutes of the Council Meeting
The Owners Strata Plan NW 2410
Held on April 16, 2005

BUSINESS ARISING FROM PREVIOUS MINUTES

Tree Removal

The tree removal program is well underway. The Strata Corporation will continue to remove the trees that are too close to the buildings, are causing damage to the underground parkade membrane or are diseased.

Roof Replacement

Interprovincial Roofing Inspectors are presently putting together a package for tendering the roof replacement. This will be distributed to the Council Members as soon as it is received.

Parkade Security

Each strata lot in the complex has one parking stall assigned and five units have a second parking stall assigned. There are parking stalls in the secured underground that are not assigned. These stalls will be identified and vehicles parked in them will be towed. The visitor parking area will be monitored with the use of parking passes.

General Maintenance

The Maintenance Committee presented a comprehensive list of items to be repaired. This list will be reworked to be a to-do list for the maintenance man. Consideration to changing lighting in stairwells to motion sensors will be given if there is a possible energy savings. The Maintenance Committee will continue to rate the priority of the items.

Rules

A listing of Rules for the Common Areas was reviewed. This list will be sent to the Owners with the minutes and also to the Residential Tenants. All residents should read through the rules carefully and comply with the rules by the end of May 2005. Consideration will be given to installing a bag dispenser to provide dog Owners with disposal bags to dispose of dog poop.

Painting

A colour pallet for the repainting of the interior of the buildings was reviewed again and approved in principle. The cost for the paint for one building will be approximately \$3,000, with application of the paint extra.

CORRESPONDENCE

- Correspondence was reviewed from an Owner requesting that the trees close to the building remain. Council considered the issues identified but agreed to continue to remove the trees that are too close to the buildings.

**MINUTES OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Monday, May 16, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Willfred Janzen	Vice-President
	Andreas Hempelmann	
	Cathy Conley	
	Ian McKay	
REGRETS:	Noordin Jesani	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:10 pm.

GUEST BUSINESS

There was no guest business.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for April 16, 2005.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to April 2005.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

Interprovincial Roofing Inspectors presented a two part roofing tendering report. The report contained specifications for the removal and replacement of the flat asphalt roof and for the removal and replacement of the sloped shingled roofs. The report came with a recommendation to have a mandatory site visit for the bidding contractors with a representative from Interprovincial Roofing in attendance to answer questions on the complexity and uniqueness of the scope of work. It was moved/seconded to proceed with the mandatory site visit as recommended. CARRIED.

Once the site visit is completed and the bids are completed, the council will review the documents and call a Special General Meeting of the Owners to approve a special resolution for the expense.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Monday, June 20, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Willfred Janzen	Vice-President
	Andreas Hempelmann	
	Cathy Conley	
	Noordin Jesani	
REGRETS:	Ian McKay	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:10 pm.

GUEST BUSINESS

There was no guest business.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for May 16, 2005.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to May 2005. There are two Owners in the complex behind on maintenance payments. They are being fined on a monthly basis and their Strata Lot has a lien on them at the Land Titles Office. The Owners will not be able to transfer title until all of the funds are paid to the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

The information on the roofing tenders is presently being compiled for review and analysis by Inter-Provincial Roof Consultants Ltd. The compiled information should be available for the next Strata Council Meeting.

General Maintenance

The Maintenance Committee provided a listing of the maintenance items. The electrical components of the listing will be broken out and repaired by a certified electrician. There are some cleaning items that would be suitable for a young person, starting out in the workforce. If you know of an energetic young self starter who would like some part time work, have them contact the Building Administrator, Jean Bennett. Council Member Cathy Conley has started a weekly garbage patrol. Daryl & Shane in Town Home 9 at 385 also help out by keeping the sidewalk in front of the 385 building clean. The more residents participate in the maintenance of the complex, the nicer the complex will look and the maintenance fees will remain low.

Rules

The Rules were adopted by the Strata Council and will be sent to the residents of the buildings with a notice of compliance for June 15th. After that date individuals will be sent warning letters and subsequently will be fined for non compliance.

Painting

A firm quote for the paint was reviewed. Quotes from painters are still pending.

CORRESPONDENCE

Correspondence was reviewed from an Owner thanking the Strata Council for the work they do as volunteers and raising some concerns with maintenance issues.

NEW BUSINESS

Water Damage

There were three incidents of water damage in the past month. One from a dishwasher and two from pin hole leaks in common water pipes. If the water damage is from common water pipes the strata corporation is responsible for the repairs to the suites. All residents should check the water connections on their appliances to make sure they are secure.

There being no further business, the meeting was adjourned at 8:45 p.m. The next scheduled Council meeting will be on Monday, June 20, 2005 at 7:00 p.m.

Judi Schuman, Property Manager

CROSBY PROPERTY MANAGEMENT LTD.

General Office: (604) 683-8900 (24 Hours) www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410 - FRASER MEWS**

Held on Monday, June 20, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Willfred Janzen	Vice-President
	Andreas Hempelmann	
	Cathy Conley	
	Noordin Jesani	
REGRETS:	Ian McKay	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:10 pm.

GUEST BUSINESS

There was no guest business.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for May 16, 2005.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to May 2005. There are two Owners in the complex behind on maintenance payments. They are being fined on a monthly basis and their Strata Lot has a lien on them at the Land Titles Office. The Owners will not be able to transfer title until all of the funds are paid to the Strata Corporation.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

The information on the roofing tenders is presently being compiled for review and analysis by Inter-Provincial Roof Consultants Ltd. The compiled information should be available for the next Strata Council Meeting.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS**

Held on Tuesday, September 6, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	George Specht	Treasurer
	Willfred Janzen	Vice-President
	Cathy Conley	
REGRETS:	Ian McKay	
	Noordin Jesani	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:10 pm. Andreas Hempelmann has tendered his resignation from the Strata Council.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for June 20, 2005. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to July 2005. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

The costs on the roofing tenders came in higher than anticipated. The roofs have both flat roofs and sloped roofs. Both have to be replaced as soon as possible with the flat roofs being the priority. A budget cost to replace all six roofs (two types of roofs per building) would be about \$900,000. A budget cost to replace the flat roofs only would be about \$480,000. These costs will need to be assessed to each of the 159 units based on unit entitlement. (A total cost of between \$4,000 and \$6,000 per unit). Council is reviewing ways of financing the replacement of the roofs and seeking ways of reducing the costs for the replacement of the roofs.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS**

Held on Monday, October 24, 2005
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani Willfred Janzen Cathy Conley Ian McKay Noordin Jesani	President Vice-President
REGRETS:	George Specht	Treasurer
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:03 pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for September 6, 2005. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to September, 2005. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Replacement

The Council is continuing to find a way to lower the cost for the roof replacement. At the Annual General Meeting the Owners will be asked how they would like to proceed with the special assessments that will be required. A Special General Meeting will then be held when costs are firmed up.

Minutes of the Council Meeting
The Owners Strata Plan NW 2410
Held on September 6, 2005

General Maintenance

The lighting fixtures have been changed. The walkways have been cleaned. It was agreed that a handyman should be hired on a monthly basis to do general repairs and power washing in the complex.

Rules

The residents are following the rules in general. There have been noise complaints about two units. Both Owners have been contacted.

CORRESPONDENCE

- Correspondence was reviewed from an Owner requesting that a hedge be cut back. The hedge will be cut back at the Owner's request. If the hedge dies, it will not be replaced.
- Correspondence was reviewed from an Owner respecting repairs to a ceiling that was damaged by water a number of years ago. The Strata will have the ceiling repaired.
- Correspondence was reviewed for information from an Owner with a noise complaint.

NEW BUSINESS

2005/2006 Budget

The Strata year end is September 30th. A preliminary review of the budget indicates that there will be an increase in maintenance fees of approximately five percent. The Annual General Meeting will be in November.

There being no further business, the meeting was adjourned at 8:30 p.m. The next scheduled Council meeting will be on Monday, October 24, 2005 at 7:00 p.m.



Judi Schuman
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the *Strata Property Act*, will be assessed for replacement copies.

Minutes of the Council Meeting
The Owners Strata Plan 2410
Held on October 24, 2005

General Maintenance

A general maintenance person has been hired to do repairs throughout the complex. The repairs will include painting of the hallways and fence replacement as well as some landscaping. The contracts for plumbing, mechanical and landscaping will be reviewed.

Vault Cleaning

The vault cleaning and inspection was completed. When the power was shut down a number of hallways remained dark when the emergency lights failed. The lighting is being repaired. The deficiencies found in the vault will be repaired and the power will be shut down again for half a day.

Budget for 2006

The year end financial statements have a deficit of \$6,626.00. The previous year there was a deficit of \$1,671.00. The repair and maintenance line item for the year ended September 30, 2005 was over budget by almost \$25,000.00. The Property Manager will have an accounting of the repair and maintenance account for the Annual General Meeting. An increase in the budget is proposed to deal with the deficits from the previous two years and to reflect the actual operating costs.

Annual General Meeting

The Annual General Meeting will be on **November 24, 2005 at 7:00 p.m.** at Centennial Community Centre, 65 East 6th Avenue, New Westminster. The Centre is next to the Canada Games Pool. Owners are encouraged to attend to voice opinions on how to proceed with the roof replacement.

CORRESPONDENCE

Correspondence was reviewed from an Owner with several questions that will be answer in turn by the Property Manager.

NEW BUSINESS

Management Contract

The Management Contract was reviewed and the requested increase in fees of 1.5% was approved.

There being no further business, the meeting was adjourned at 8:45 p.m. The next scheduled meeting is the Annual General Meeting.


Judi Schuman

Property Manager

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**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS COURT**

Held on Thursday, November 24, 2005
Within the Centennial Community Centre Room #1
65 - 6th Avenue, New Westminster, B.C.

The meeting was called to order at 7:15 PM by Council President, Dean Gillani. Due to illness, the Strata's Property Manager, Judy Schuman, was unable to attend the meeting. Sue Matthews, from Crosby Property Management, was present on Judy's behalf and was asked to chair the meeting.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 28 eligible voters in attendance and 81 represented by proxy for a total of 109. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated November 3, 2005 complied with the notice requirements and that the financial statements and the report on insurance coverage had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held November 30, 2004 as circulated. CARRIED.

PRESIDENT'S REPORT & GENERAL DISCUSSION

Sue Matthews began the report with mention of a proposed Roofing Project, which has been noted in previous Council minutes. The item would be dealt with during general discussion, and Council would be looking for a consensus of opinion on how the Owners would like to proceed with said project. In addition to this, it was noted that painting of the common area corridors had begun.

Council informed the Owners that an inspection report had been prepared for the Strata by Inter-Provincial Inspectors, a roofing inspection company acknowledged by the Roofing Association of BC. Based on the results, Council sought bids for roofing replacement. Council had reviewed bids prior to the AGM and found the estimates were considerably more expensive than expected. Consequently, Council will be entertaining more estimates before a final Resolution is presented to the Owners for their vote at an upcoming Special General Meeting.

In response to the request of some Owners, Council will make a copy of the Inter-Provincial Inspectors report available for review in the Strata office.

**Minutes of the Annual General Meeting
The Owners Strata Plan NW 2410
Held on November 24, 2005**

GENERAL DISCUSSION:

Owners discussed various projects that are required about the strata. Several trees will be removed from the common property as required, based on an arborist's recommendations. Concrete repairs in the parkade will be made in due course, after the trees have been removed. Balcony repairs are slated for this fiscal year along with exterior repairs, all dependent on budgetary restraints. Council would be entertaining more estimates for roofing replacement and this would be brought to the Owners for their vote at a Special General Meeting in the near future. The project is expected to take place in 2006. A preliminary show of hands of the Owners revealed that they would prefer to have the whole project done in one session, not spread over phases. This will be a serious consideration when Council prepares to go back to the Owners for their vote on the project.

ELECTION OF COUNCIL

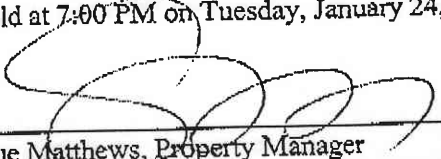
It was noted that the current Council had to resign as per legislation, but that they were all willing to run again. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Dean Gillani
Cathy Conley
George Specht
Willfred Janzen
Noordin Jesani (nominated in absentia)
Ian McKay
Robert McWilliams

The above were declared elected by acclamation. In addition to these members, there will be a volunteer at large, Jody Canady, who will assist Council in the upcoming year. Owners thanked the Council for their hard work over the past year.

There being no further business, the meeting was adjourned at 9:05 pm. The next Council Meeting will be held at 7:00 PM on Tuesday, January 24, 2006 in the office.


Sue Matthews, Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 www.crosbypm.com

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS**

Held on Monday, January 30, 2006
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	Willfred Janzen	Vice-President
	George Specht	Treasurer
	Cathy Conley	
	Foster McWilliams	
REGRETS:	Ian McKay	
	Noordin Jesani	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:03 pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for October 24, 2005. CARRIED (with one abstention)

In future the Council Meeting Minutes will be available in the Administrative office. The Minutes will not be mailed to on site Owners. This will save the Strata Council both postage and printing costs.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to December, 2005. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

Minutes of the Council Meeting
The Owners Strata Plan N° 410
Held on January 30, 2006

Janitorial Contract

The janitorial contractor has requested a large increase in fees. This increase is denied, and a more reasonable increase will be negotiated.

Insurance Coverage

Insurance coverage is provided this year by Shephard Ashmore Insurance Brokers. The coverage provides insurance on the replacement cost of the buildings as appraised as of October 18, 2005 for \$17,601,000. The insurance deductibles are \$1,000 for all perils, \$2,500 for water related damage, \$100 for glass and 10% for Earthquake insurance. By changing the coverage from BFL Canada to Shepard Ashmore the Strata Corporation saved approximately \$5,000.

CORRESPONDENCE

Correspondence was reviewed from a Resident concerned about the security in the underground parking garage. The resident's vehicle has been damaged and thieves have attempted to steal the vehicle. Residents are reminded that the Strata Corporation takes no responsibility for the vehicles parked in the underground. Valuables should not be left in vehicles. A disabling device should be purchased by the residents and used. Sufficient automobile insurance should be purchased for any vehicle parked in the underground.

NEW BUSINESS

There was no new business.

There being no further business, the meeting was adjourned at 8:30 p.m. The next Council Meeting will be held at 7:00 p.m. on Thursday, March 9, 2006.



Judi Schuman

Property Manager

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**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN NW 2410
FRASER MEWS**

Held on Thursday, March 9, 2006
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Dean Gillani	President
	Willfred Janzen	Vice-President
	George Specht	Treasurer
	Cathy Conley	
	Foster McWilliams	
	Ian McKay	
	Noordin Jesani	
PROPERTY MANAGER:	Judi Schuman	Crosby Property Management Ltd.
BUILDING ADMINISTRATOR:	Jean Bennett	

The meeting was called to order at 7:03 pm.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Council Meeting Minutes for January 30, 2006. CARRIED

Council Meeting Minutes will be available in the Administrative office. The Minutes will not be mailed to on site Owners. This will save the Strata Council both postage and printing costs.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the Financial Statements to January 2006. CARRIED

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The *Strata Property Act* requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The *Strata Property Act* requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.