

**“DOMUS”
STRATA CORPORATION BCS528
1055 HOMER STREET, VANCOUVER, B.C.**

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS528, “DOMUS”, HELD IN THE LOUNGE AREA, 1055 HOMER STREET, VANCOUVER, BC, ON TUESDAY, MAY 5TH, 2009 AT 6:30 P.M.

IN ATTENDANCE:

10 Owners were represented (8 in person, 2 by proxy) at the Special General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.:

Mike Elliott, Strata Agent

Joseph Tsang, Senior Strata Agent

1. CALLING OF THE ROLL AND CERTIFICATION OF PROXY

At 6:30 p.m., the Strata Agent informed Owners that a quorum did not exist, and that in accordance with Section 27 of the Strata Bylaws, the meeting would reconvene in 30 minutes. The number of Owners represented at that time would then constitute a quorum.

2. CALL TO ORDER

The reconvened meeting was officially called to order at 7:00 p.m.

3. PROOF OF NOTICE

The *Strata Property Act* requires that Owners be notified at least fourteen days in advance of a Special General Meeting. Owners were advised that notice of tonight’s meeting was mailed on April 16th, 2009, giving Owners twenty-one (21) days advance notice. It was **MOVED, SECONDED, and CARRIED** unanimously that the April 16th, 2009 notice of the meeting be deemed in compliance with the notice requirements of the *Strata Property Act*.

4. MINUTES OF PREVIOUS MEETING

Owners were advised that the notice of tonight’s meeting contained minutes of the December 1st, 2008 Annual General Meeting for the Owner’s review and approval. There being no errors or omissions, it was **MOVED, SECONDED and CARRIED** unanimously to adopt the minutes of the Annual General Meeting of December 1st, 2008, as circulated.

5. ¾ VOTE RESOLUTION

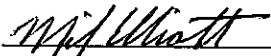
Owners were reminded that ¾ vote resolutions require the support of at least 75% of Owners represented at the meeting. With ten (10) Owners represented, eight (8) Owners must vote in favor in order to carry the ¾ vote resolutions.

- a) **Resolution I:** Owners were informed that this resolution is to approve a document required by Royal Bank of Canada for the refinancing of the Strata's mortgages on the guest suite as well as the manager's suite. The refinance is necessary because the current mortgages have expired. The floor was then opened up for discussion, and after a brief discussion regarding the interest rate, it was **MOVED, SECONDED** and **CARRIED** unanimously to approve Resolution I as presented.

6. TERMINATION

There being no further business, it was **MOVED, SECONDED** and **CARRIED** unanimously to terminate the meeting at 7:03 p.m.

Respectfully Submitted,



Mike Elliot, Strata Agent
Rancho Management Services (B.C.) Ltd.
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RANCHO'S INTERNET SITE

Rancho's website has been updated with lots of new features. We invite you to check us out at <http://www.ranchovan.com>. Any questions and comments can be forwarded to us by email at: pmgr@ranchogroup.com, or by calling us at: (604) 684-4508.