MINUTES
OF THE MEETING OF QUEENS' PLAZA
OWNERS STRATA PLAN LMS 2960
Held on Monday, February 26, 2007 at 6:30 p.m.
At #200-188 Main Street, Vancouver

PRESENT: Jane Bateman, Juan Solorzano, Henry Wong,, and Andrea King

ABSENT: Eileen Kamoto

IN ATTENDANCE: Fay Qoon Mohr, Gammon International

CALL TO ORDER: The meeting was called to order at 6:55 p.m.

ELECTION OF OFFICERS: As this was the first meeting of the new Council, the position of President, Vice-President, and Treasurer were elected. After some discussion, the following positions were agreed upon:

President:	Andrea King
Vice-President:	Jane Bateman
Treasurer:	Eileen Kamoto

APPROVAL OF MINUTES OF THE COUNCIL MEETING HELD ON OCTOBER 19, 2006: It was MOVED and SECONDED to approve the minutes of the Council Meeting held on October 19, 2006. CARRIED.

APPROVAL OF SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2006 FINANCIAL STATEMENTS: It was MOVED and SECONDED to approve the September, October, November, and December 2006 financial statements. CARRIED.

Council instructed Gammon to distribute the monthly financial statements only to the President, the Treasurer, and to Henry Wong.

CORRESPONDENCES:

Suite #204: Council received a second request to waive the charge back on her account. After some discussion, Council denied the request. The charge will remain.

Janitorial Services: A few residents noticed more litter around the perimeter of the building. The new janitors are on-site every Thursdays. Unfortunately, being by the bus stop, litter appears all week, especially over the weekends. Council requested that the janitors clean the building on Mondays or Tuesdays. Post Meeting Note: The janitors will be cleaning the building on Mondays, unless it falls on a statutory holiday. Then cleaning will be scheduled for Tuesday.

Property Tax: An owner reported that there was an encroachment fee charged on her strata lot property taxes. As the Strata Corporation is responsible to pay the encroachment fee, Council will check their property taxes to ensure that there isn't a duplicate charge. This item is tabled for further discussion at the next council meeting.

BUSINESS ARISING FROM THE ANNUAL GENERAL MEETING:

Elevator Estimate: For comparison, the owners requested Gammon to obtain a second estimate to service the elevator. The estimate was slightly higher than the existing contractor. After some discussion, Council agreed to remain with Richmond Elevators.

Garbage Bin: Superior Disposal will adjust the hinge on the south garbage bin for easier access. They will also repair the damaged bar.

Fire Extinguisher: An additional fire extinguisher was to be purchased and stored in the electrical room. Post Meeting Note: The purpose was to purchase a larger fire extinguisher; however, the larger size was not available at the local hardware store. Therefore, this purchase was cancelled.

New Flooring: A. King provided Council with an estimate with two options to replace the carpet on the common areas on the second floor. Samples were also provided. After some discussion, it was MOVED and SECONDED to install a nylon carpet, namely, Marksman 190144 Forest in the amount of $1,375.50; plus a good mid-range underlay in the amount of $220. CARRIED. This expenditure will proceed once the hallways have been painted.

Painting the Common Areas: A. King provided Council with an estimate to paint the common hallway on the second floor and the front lobby. After some discussion, it was MOVED and SECONDED, in principle, to paint the common hallway on the second floor and the front lobby, including the trim in the amount of $980. In addition, the commercial hallway will also be painted within a reasonable amount. CARRIED. H. Wong will obtain a second estimate before proceeding with this expenditure. Council also considered painting or sealing the concrete floor in the commercial hallway.

Lobby Door: Council deferred the replacement of the lobby door leading to the second floor until the end of the fiscal year.

Exterior Maintenance Repairs: This item is pending. Gammon will be meeting with the contractor on March 8, 2007.

BUSINESS ARISING FROM PREVIOUS MINUTES:

Parking Tax Update: This item was deferred.

Property Management Contract: J. Bateman will forward the signed management contract to Gammon.

NEW BUSINESS:

Recycling Bin: On October 20, 2006, the recycling bin was set on fire. Fortunately, the fire was contained and there was no damage to the building. The new recycling bin cost $42.40.

Window Caulking: Suite #203 reported water damage by their bedroom window. After further investigation, it was noted that the window caulking had failed. The area was cleaned and re-caulked. After water testing the area, water did not enter the suite. Gammon will obtain an estimate to re-caulk all the windows. This item will be included in the Exterior Maintenance Repairs.

Graffiti: The Council volunteered to remove the graffiti.

Dryer Hoses: The dryer vents were cleaned on December 1, 2006. The technicians reported that the dryer hoses are the old plastic flex type. They should be changed to metal foil. Changing the hose is not difficult and the cost of the material is minimal; therefore, Council agreed that strata lot owners should correct the problem themselves. As this is a fire safety precaution, dryer hoses *MUST BE CHANGED TO METAL FOIL BY MARCH 31, 2007.* A general inspection will be conducted to ensure that all dryer hoses have been changed. In the event that this was not completed, a contractor will change the hose and the cost will be charged back to the strata lot owner.

Insurance Appraisal Report: Suncorp Valuations Ltd. reported that the insurable cost for the building is Cost Reproduction New $2,464,000. Accordingly, the extra insurance premium was $742.

Rear Door: The handle for the rear door was broken off. H. Wong will repair it.

Programming Remote Controls: To save cost, Council would like to learn how to program the remote controls.

Residential Garage Gate: The residential garage gate has been temporarily repaired. The cost to replace one balance spring is $428 plus GST. Council agreed that the residential gate is not a deterrent for thieves, as they would first need to break into the first gate. It was noted that both balance springs were replaced in January 2006. After some discussion, it was MOVED and SECONDED NOT to repair the residential garage gate. CARRIED.

NOTE: In the future, when the residential gate fails, it would be permanently left open.

Back Stairs: Council requested Gammon to install non-slip material onto the rear staircases.

ADJOURNMENT: The meeting was adjourned at 8:50 p.m.

NEXT MEETING: The next Council Meeting is scheduled for May 31, 2007 at 7 p.m. in Cambie Denture Clinic at 4915 Main Street, Vancouver.

IMPORTANT: Washing Machine Hoses: Two owners reported that their washing machine hoses failed. Fortunately, the damages were minimum. It is the owner's responsibility to maintain their appliances. Therefore, to avoid water damage, please inspect your washing machine hoses REGULARLY for wear and tear. They should be replaced about **every three years.**

Also, it is recommended to turn off the water valves to your washing machine if it's not in use.

Any damage to the building and/or to the suites below will be the strata lot owner's costs.

IMPORTANT: BATHTUBS: It is the owner's responsibility to maintain their bathtubs and fixtures. Therefore, to avoid water damage, please inspect your bathtub and fixtures REGULARLY for wear and tear. Re-grouting and re-caulking should be done **every year**. Any damage to the building and/or to the suites below will be the strata lot owner's costs.

IMPORTANT: There have been reports that someone has been rummaging through the garage and recycling bins. For your own security, please ***SHRED all documents with your personal information*** before discarding. For example, bank statements, credit card statements, pre-approved credit applications, telephone bills, etc.

Fay Qoon Mohr, Gammon International Real Estate Corporation
#500-1501 West Broadway, Vancouver, BC V6J 4Z6
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MINUTES
OF THE MEETING OF QUEENS' PLAZA
OWNERS STRATA PLAN LMS 2960
Held on Monday, July 5, 2007 at 6:30 p.m.
At Lobby-188 Main Street, Vancouver

PRESENT: Jane Bateman, Juan Solorzano and Andrea King

ABSENT: Eileen Kamoto and Henry Wong

IN ATTENDANCE: William Yuen, Gammon International

CALL TO ORDER: The meeting was called to order at 7:30 p.m.

APPROVAL OF MINUTES OF THE COUNCIL MEETING HELD ON FEBRUARY 26, 2007: It was MOVED and SECONDED to approve the minutes of the Council Meeting held on February 26, 2007. CARRIED.

APPROVAL OF JANUARY, FEBRUARY, MARCH AND APRIL STATEMENTS: It was MOVED and SECONDED to approve the January, February, March and April 2007 financial statements. CARRIED.

CORRESPONDENCES:

Suite 201: The Owner mowed the lawn and pruned the shrubs and trees. Council would like to thank her, on behalf of Owners.The Owner proposed to extend the planter to the hydro pole on the north side of the property. Council invited the Owner to submit a proposal. The Owners requested permission to store a kayak in the underground parking garage by a hoist above their parking stall. After some discussions, Council approved the request. CARRIED.

Suite #204: The Owner commented on the passed Special Resolution 06.2 on scavenging. Council noted and have it on file. The Owner requested Council to delete the elevator telephone. Council has no authority to delete the elevator telephone which is a safety requirement.

BUSINESS ARISING FROM PREVIOUS MINUTES:

Property Tax: Council confirmed that encroachment fees were charged on strata lot property taxes and the Strata Corporation also paid the encroachment fee. Council requested Gammon to check if there is duplication. (Post Meeting note: Gammon spoke with a Property Tax Consultant and was advised to obtain the calculation from the City of Vancouver.)

Painting and New Flooring the Common Areas: Council decided to paint the common hallway first.

Exterior Maintenance Repairs: Two quotations were received from Building Inspection consultants and one from exterior maintenance contractor. Council instructed Gammon to obtain quotations to re-caulk all windows and to fill all cracks on stucco walls.

Property Management Contract: Fay Mohr left Gammon on June 28, 2007. Gammon served a 2 months termination notice to Strata Corporation. Council is exploring different options: obtain quotations from management companies, self management and retain Gammon on book-keeping the accounts.

Programming Remote Controls: Henry Wong had completed the programming of the remote controls. Council would like to thank him, on behalf of Owners.

NEW BUSINESS:

Fire Inspection Report: Surrey Fire & Safety reported 2 deficiencies from the Annual Inspection. Gammon will arrange the repairs.

Sun Blockers: Council decided not to proceed with the installation of sun blocker on the skylight.

Door to Residential Suites: The door was damaged during a Break & Enter. Council agreed to replace the door.

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.

NEXT MEETING: The next Council Meeting will be scheduled in August 2007.

Dryer Hoses: The old plastic flex type dryer hose is a fire hazard. As a safety precaution, please change your dryer hoses *TO METAL FOIL.* Changing the hose is not difficult and the cost of the material is minimal. Strata lot owners should correct the problem themselves.

IMPORTANT: Washing Machine Hoses: It is the owner's responsibility to maintain their appliances. Therefore, to avoid water damage, please inspect your washing machine hoses REGULARLY for wear and tear. They should be replaced about **every three years** or replace with **metal braised** hose.

Also, it is recommended to turn off the water valves to your washing machine if it's not in use.

Any damage to the building and/or to the suites below will be the strata lot owner's costs.

IMPORTANT: BATHTUBS: It is the owner's responsibility to maintain their bathtubs and fixtures. Therefore, to avoid water damage, please inspect your bathtub and fixtures REGULARLY for wear and tear. Re-grouting and re-caulking should be done **every year**. Any damage to the building and/or to the suites below will be the strata lot owner's costs.

IMPORTANT: There have been reports that someone has been rummaging through the garage and recycling bins. For your own security, please ***SHRED all documents with your personal information*** before discarding. For example, bank statements, credit card statements, pre-approved credit applications, telephone bills, etc.

William Yuen, Gammon International Real Estate Corporation
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QUEEN'S PLAZA STRATA COUNCIL

NOTICE OF ANNUAL GENERAL MEETING

TO:	Owners Strata Plan LMS 2960
FROM:	Jane Bateman Queens Plaza Strata Council (VP)
DATE:	November 9, 2007
RE:	Notice of the 2007 Annual General Meeting on **Thursday, November 22, 2007**

The Annual General Meeting will be held on November 22, 2007 at 7:00 pm in the downstairs lobby of Queen's Plaza. It is very important that all owners attend to elect your next year's council; vote on the budget the ensuing year; and vote on the special resolutions.

Enclosed you will find:

a) Notice of the Meeting
b) Agenda for the Meeting
c) Minutes of the 2006 Annual General Meeting
d) Proof Renewal of Insurance
e) Financial Statements for year ended September 30, 2007
f) Special Resolution #07.1: 2006/2007 Surplus
g) Proposed Budget for 2007/2008
h) Proposed Maintenance Fee Schedule
i) Proxy Form
j) Nomination Form

Please note that in accordance with the Strata Property Act only those Owners whose monthly maintenance fees are current may vote. A copy of your statement of account was mailed to you on October 28, 2007. Please contact Jane Bateman at 604-742-2384, if you have any questions about your statement.

We look forward to seeing you at the meeting.

Yours Truly,

Jane Bateman (#201)
On Behalf of Queen's Plaza Council
Strata Plan LMS2960

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN LMS 2960 QUEEN'S PLAZA

Will take place on:

Thursday, November 22, 2007

IN THE FRONT LOBBY (RESIDENTIAL SECTION)
At 188 East 33rd Avenue, Vancouver, BC

REGISTRATION: **6:45 PM**

MEETING: **7:00 PM**

(Please bring a chair if you can, a few will be provided)

1.	**Purpose**	The purpose of the meeting is to inform the Owners of the operations of the Strata Corporation; to adopt a 2007/2008 operating budget; to vote on the special resolutions; and to elect a Strata Council for the coming year
2.	**Quorum**	In order to conduct business at the General Meeting , at least one-third of the persons entitled to vote must be present in person or by proxy. If ½ hour after the time fixed for holding a general meeting a quorum is not present, the owners entitled to vote in person or by proxy constitute a quorum.
3.	**Eligibility**	Except in cases where, by or under the Strata Property Act a unanimous resolution is required, no Owner is entitled to vote at any General Meeting unless all the contributions payable in respect of his/her Strata Lot, including fines and penalties have been duly paid. No payment will be accepted after November 21, 2007 (unless prior arrangement has been made).
4.	**Proxy**	An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting. A proxy need not be an Owner.
5.	**Special Resolutions**	Special Resolutions require a 75% majority of the casting votes in order to carry. Abstentions are no longer counted as "no" votes.

AGENDA OF THE
2007 ANNUAL GENERAL MEETING
OWNER'S OF STRATA PLAN LMS 2960, QUEEN'S PLAZA

This meeting is to be held on Thursday, November 22, 2007 with registration commencing at 6:45 pm in:

THE FRONT LOBBY (RESIDENTIAL SECTION)
At 188 East 33rd Avenue, Vancouver, BC
(Please bring a chair if you can, a few will be provided)

1. Call to order
2. Certification of proxies and quorum report
3. Appoint chairperson
4. File proof of notice of meeting
5. Approval of the agenda
6. Approval of the Minutes of the 2006 Annual General Meeting
7. Unfinished Business
8. Report on Insurance coverage
9. Financial Statements for year ended September 30, 2007
10. Consideration of Special Resolution #07.1: 2006/2007 Surplus
11. Consideration of the 2007/2008 Operating Budget
12. Election of Strata Council
13. New Business:
    a. Banking procedure
14. Adjournment

MINUTES OF THE ANNUAL GENERAL MEETING
STRATA PLAN LMS 2960, QUEEN'S PLAZA

HELD ON THURSDAY, NOVEMBER 23, 2006 AT 7:00 P.M.
IN THE FRONT LOBBY (RESIDENTIAL SECTION) AT
188 EAST 33RD AVENUE, VANCOUVER, BC

CALL TO ORDER: The meeting was called to order at 7:15 p.m. by Gammon International. Fay Qoon Mohr attended from Gammon International. In order to conduct business at the Annual General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy. If within ½ hour after the time fixed for holding a general meeting a quorum is not present, the Owners entitled to vote present in person or by proxy constitute a quorum.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES: All Owners present in person or by proxy had signed the roll, the proxies certified. There were eight Owners in attendance and two by proxy for a total of ten Owners presented, constituting a legal quorum under the requirements of the Strata Property Act.

The Owner of Suite #204 disputed the amount owing on her account. After some discussion, the Owners present agreed that that the Owner of Suite #204 was allowed to vote.

APPOINT CHAIRPERSON: It was MOVED and SECONDED to appoint Fay Qoon Mohr of Gammon International to chair the meeting. CARRIED.

PROOF OF NOTICE OF MEETING: It was MOVED and SECONDED that the Notice of Meeting dated November 2, 2006 had been delivered as prescribed by the Strata Property Act. CARRIED.

APPROVAL OF THE AGENDA: It was MOVED and SECONDED to approve the Agenda, as amended. CARRIED.

APPROVAL OF THE MINUTES OF THE 2005 ANNUAL GENERAL MEETING: An Owner disputed the passing of Special Resolution #05.1: Security Upgrades. The Owner felt that the commercial owners were not represented. Gammon commented that the commercial owners had the equal opportunity to review and comment on Special Resolution #05.1. It is their responsibility to voice their concerns and vote accordingly at the 2005 Annual General Meeting. It was MOVED and SECONDED to approve the minutes of the Annual General Meeting held on December 1, 2005. CARRIED.

UNFINISHED BUSINESS: There being no unfinished business.

RATIFY RULES AND BYLAWS:

Special Resolution #06.1: Common Door Keys

Further to the strata council minutes dated January 12, 2006 and the security upgrade, Council agreed to implement a New Rule on requests for additional common door keys.

Be it resolved as Special Resolution #06.1 of the Owners, Strata Plan LMS2960, by a ¾ vote adopt a new Rule, as AMENDED:

An Owner asked what the amount of the CRF was at the end of the 2005 fiscal year. The CRF was at $24,055.70 as of September 30, 2005.

CONSIDERATION OF SPECIAL RESOLUTION #06.3: Deal with the 2005/2006 SURPLUS: The building's fiscal year end was September 30, 2006. The Strata Council proposed to carry the 2005/2006 surplus forward, as part of the operating budget for 2006/2007.

BE IT THEREFORE RESOLVED by a ¾ vote of the Owners, Strata Plan LMS2960,

That the 2005/2006 surplus in the amount of $1,359.67 be carried forward as part of the operating budget for 2006/2007.

It was MOVED and SECONDED to approve Special Resolution #06.3: Deal with the 2005/2006 Surplus. The votes were all in favour and none opposed. CARRIED.

CONSIDERATION OF THE 2006/2007 OPERATING BUDGET: Gammon presented the proposed Budget for 2006/2007; which represents about a 3% increase in maintenance fees.

It was MOVED and SECONDED to discuss the proposed 2006/2007 Budget:

Discussion:

Elevator: The Owners requested Gammon to obtain a second estimate for elevator maintenance.

Enterphone Repairs: An Owner requested to delete line item #7213/7313 Enterphone Repairs and re-classify to #7248/7348 R&M General. Gammon commented that the Unit Entitlement Split is not the same in both line items. The Owners agreed that line item #7213/7313 will remain.

Exterior Window Cleaning: The Owners agreed that the windows should be cleaned every three years. Therefore, the proposed amount of $980 was deleted from the budget.

Fire Safety: An owner will purchase an additional fire extinguisher. This will be stored in the electrical room.

Janitorial: Karin Nicoletti is an Owner and the janitor for the building. Ms. Nicoletti excuse herself from the meeting as the Owners discussed the janitorial services. It was MOVED and SECONDED to change janitorial companies. The votes were five in favour, none opposed, and four abstained. MOTION CARRIED. Please note Ms. Nicoletti did not vote. Ms. Nicoletti returned to the meeting.

Landscaping: The Owners agreed that Karin Nicoletti will maintain the landscaping.

R&M General: The Owners amended the following items: Electrical, $500; and Replace hallway carpet, $3,500. The Owners agreed that the hallway carpets should be replaced with carpets and not tiles, due to the noise factor. It was noted that the railings in Suite #202 and #207 require painting.

Waste Removal: Commercial's portion: Change the wording from *"recycling"* to *"cardboard"*. Residential's portion: Delete *"Recycling, $110"*.

The Owners voted to approve the proposed 2006/2007 Budget, as amended. The results were nine in favour and one opposed. CARRIED. Please note that the maintenance fees were reduced by about 1% due to the amendments.

Balance Sheet (Accrual)
QUEEN'S PLAZA - LMS2960 - (2960)
September 2007

Prepared For:
QUEEN'S PLAZA
LMS2960
188 EAST 33RD AVENUE
VANCOUVER, BC V5V 5E5

Prepared By:
GAMMON INTERNATIONAL
500-1501 WEST BROADWAY
VANCOUVER, BC V6J 4Z6

ASSETS	
CURRENT ASSETS	
INSURANCE CLAIMS	635.34
ACCOUNTS RECEIVABLE - CTL	143.88
PREPAID INSURANCE	726.70
TOTAL CURRENT ASSETS	1,505.92
TOTAL ASSETS	1,505.92
LIAB. & SHAREHOLDERS EQUITY	
LIABILITIES	
PREPAID ASSESSMENTS	33.69
TOTAL LIABILITIES	33.69
OWNERS EQUITY	
SURPLUS/(DEFICIT) CURRENT YEAR	-2,764.78
ACCUMULATED SURPLUS/(DEFICIT)-PRIOR YE	4,237.01
TOTAL OWNERS EQUITY	1,472.23
TOTAL LIAB. & OWNERS EQUITY	1,505.92

Cash Flow (Accrual)
QUEEN'S PLAZA - LMS2960 - (2960)
September 2007

Prepared For:
QUEEN'S PLAZA
LMS2960
188 EAST 33RD AVENUE
VANCOUVER, BC V5V 5E5

Prepared By:
GAMMON INTERNATIONAL
500-1501 WEST BROADWAY
VANCOUVER, BC V6J 4Z6

	Month to Date	%	Year to Date	%
RETAIL INCOME				
INTEREST - TRUST	9.46	51.19	113.14	0.23
REGULAR ASSESSMENTS	0.00	0.00	20,397.96	41.83
TOTAL RETAIL INCOME	9.46	51.19	20,511.10	42.07
RESIDENTIAL INCOME				
INTEREST - TRUST	9.02	48.81	107.88	0.22
MISCELLANEOUS INCOME	0.00	0.00	240.00	0.49
REGULAR ASSESSMENTS	0.00	0.00	27,899.56	57.22
TOTAL RESIDENTIAL INCOME	9.02	48.81	28,247.44	57.93
TOTAL INCOME	18.48	100.00	48,758.54	100.00
RETAIL EXPENSES				
ACCOUNTING, ADMIN & LEGAL	249.30	1,349.03	1,299.65	2.67
CONTINGENCY FUND	0.00	0.00	703.89	1.44
ENTERPHONE	0.00	0.00	7.17	0.01
FIRE PROTECTION	0.00	0.00	1,160.88	2.38
INSURANCE	0.00	0.00	2,429.52	4.98
JANITORIAL	0.00	0.00	1,779.71	3.65
LANDSCAPING	0.00	0.00	20.48	0.04
MANAGEMENT FEES	0.00	0.00	2,761.56	5.66
R&M-GENERAL	0.00	0.00	1,956.37	4.01
R&M-WINDOWS	0.00	0.00	-27.13	-0.06
UTILITIES - ELECTRICITY	0.00	0.00	1,458.24	2.99
PAYMENT TO OWNERS	6,338.82	34,300.9	6,338.82	13.00
WASTE REMOVAL	0.00	0.00	1,163.00	2.39
WATER & SEWER	0.00	0.00	1,096.88	2.25
TOTAL RETAIL EXPENSES	6,588.12	35,650.0	22,149.04	45.43
RESIDENTIAL EXPENSES				
ACCOUNTING, ADMIN & LEGAL	237.70	1,286.26	1,239.22	2.54
CONTINGENCY FUND	0.00	0.00	671.22	1.38
ELEVATORS	0.00	0.00	2,709.51	5.56
ENTERPHONE	0.00	0.00	9.13	0.02
FIRE PROTECTION	0.00	0.00	1,106.94	2.27
INSURANCE	0.00	0.00	2,316.53	4.75
JANITORIAL	0.00	0.00	1,779.72	3.65
LANDSCAPING	0.00	0.00	19.52	0.04
MANAGEMENT FEES	0.00	0.00	2,633.17	5.40
R&M-GENERAL	0.00	0.00	1,891.05	3.88
R&M-WINDOWS	0.00	0.00	-25.87	-0.05
UTILITIES - ELECTRICITY	0.00	0.00	1,390.44	2.85
UTILITIES - GAS	0.00	0.00	5,324.80	10.92

Cash Flow (Accrual)
QUEEN'S PLAZA - LMS2960 - (2960)
September 2007

	Month to Date	%	Year to Date	%
PAYMENT TO OWNERS	6,044.10	32,706.1	6,044.10	12.40
WASTE REMOVAL	0.00	0.00	1,218.90	2.50
WATER & SEWER	0.00	0.00	1,045.90	2.15
TOTAL RESIDENTIAL EXPENSES	6,281.80	33,992.4	29,374.28	60.24
TOTAL EXPENSES	12,869.92	69,642.4	51,523.32	105.67
PROFIT (LOSS)	-12,851.44	-69,542.4	-2,764.78	-5.67
ADJUSTMENTS				
ACCOUNTS RECEIVABLE - CTL	0.00		-40.72	
PREPAID INSURANCE	0.00		-355.95	
ACCOUNTS PAYABLE - CTL	0.00		-1,124.47	
ACCRUED LIABILITIES	0.00		-1,298.50	
PREPAID ASSESSMENTS	0.00		33.69	
CONTINGENCY RESERVE	0.00		-27,458.14	
TOTAL ADJUSTMENTS	0.00		-30,244.09	
CASH FLOW	-12,851.44		-33,008.87	
Beginning Cash	12,851.44			
Ending Balance	0.00			

Income Statement (Accrual)
QUEEN'S PLAZA - LMS2960 - (2960)
September 2007

Prepared For:
QUEEN'S PLAZA
LMS2960
188 EAST 33RD AVENUE
VANCOUVER, BC V5V 5E5

Prepared By:
GAMMON INTERNATIONAL
500-1501 WEST BROADWAY
VANCOUVER, BC V6J 4Z6

	Month to Date	%	Year to Date	%
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R&M-GENERAL	0.00	0.00	1,956.37	4.01
R&M-WINDOWS	0.00	0.00	-27.13	-0.06
UTILITIES - ELECTRICITY	0.00	0.00	1,458.24	2.99
PAYMENT TO OWNERS	6,338.82	34,300.9	6,338.82	13.00
WASTE REMOVAL	0.00	0.00	1,163.00	2.39
WATER & SEWER	0.00	0.00	1,096.88	2.25
TOTAL RETAIL EXPENSES	6,588.12	35,650.0	22,149.04	45.43
RESIDENTIAL EXPENSES				
ACCOUNTING, ADMIN & LEGAL	237.70	1,286.26	1,239.22	2.54
CONTINGENCY FUND	0.00	0.00	671.22	1.38
ELEVATORS	0.00	0.00	2,709.51	5.56
ENTERPHONE	0.00	0.00	9.13	0.02
FIRE PROTECTION	0.00	0.00	1,106.94	2.27
INSURANCE	0.00	0.00	2,316.53	4.75
JANITORIAL	0.00	0.00	1,779.72	3.65
LANDSCAPING	0.00	0.00	19.52	0.04
MANAGEMENT FEES	0.00	0.00	2,633.17	5.40
R&M-GENERAL	0.00	0.00	1,891.05	3.88
R&M-WINDOWS	0.00	0.00	-25.87	-0.05
UTILITIES - ELECTRICITY	0.00	0.00	1,390.44	2.85
UTILITIES - GAS	0.00	0.00	5,324.80	10.92

Income Statement (Accrual)
QUEEN'S PLAZA - LMS2960 - (2960)
September 2007

	Month to Date	%	Year to Date	%
PAYMENT TO OWNERS	6,044.10	32,706.1	6,044.10	12.40
WASTE REMOVAL	0.00	0.00	1,218.90	2.50
WATER & SEWER	0.00	0.00	1,045.90	2.15
TOTAL RESIDENTIAL EXPENSES	6,281.80	33,992.4	29,374.28	60.24
TOTAL EXPENSES	12,869.92	69,642.4	51,523.32	105.67
PROFIT (LOSS)	-12,851.44	-69,542.4	-2,764.78	-5.67

Bank Reconciliation

ode bk2960
escription BOM TRUST LMS2960
ccount# 1047-366

ummary

Prior Balance on 08/31/07	13,492.52
- 5 Checks	1,118.08
- 2 Other Decreases	-12,392.92
+ 1 Deposits	18.48
+ 0 Other Increases	0.00
+ 0 Bank Adjustments	0.00
Cleared Balance	0.00
Statement Balance on 09/20/07	0.00

In Balance

hecks

1134	08/29/07	BRITISH COLUMBIA SAFE	182.00	1136	08/31/07	J.ALIOTO	318.00
1137	08/31/07	GAMMON INTERNATIONA	81.72	1138	08/31/07	GAMMON INTERNATIONA	59.36
1139	09/13/07	WATSON DAUPHINEE MA	477.00				

ther Decreases

Y 15500	09/20/07	BANK OF MONTREAL	10.00	PY 15501	09/20/07	Strata Plan LMS2960	12,382.92

eposits

714	09/20/07	Sept2007 interest	18.48

DATE: Sept 21/07

PREPARED BY:

Bank Account Balance
bk2960 - BOM TRUST LMS2960
Closing Date 09/20/2007

Account Information

Code	bk2960
Description	BOM TRUST LMS2960
Acct #	1047-366
Stmt Date	09/20/07
Stmt Balance	0.00

Property Funds Detail

Total Funds	0.00

Unreconciled Items

Summary

G/L Balance as of 09/2007	0.00
Checks after 09/20/07	0.00
Deposits after 09/20/07	0.00
Receipts after 09/20/07	0.00
Adjustments after 09/20/07	0.00
Checkbook Balance as of 09/20/	0.00
+ Unreconciled checks	0.00
- Unreconciled deposits	0.00
- Undeposited receipts	0.00
+ Unreconciled adjustments	0.00
Adjusted Checkbook Balance	0.00

Matches statement balance

Consideration of Special Resolution #07.1: 2006/2007 Budget Surplus

Rationale: The building's fiscal year end was September 30, 2006. The Strata Council proposed to carry the 2006/2007 surplus forward, as part of the operating budget for 2007/2008.

BE IT THEREFORE RESOLVED by a ¾ vote of the Owners, Strata Plan LMS 2960,

That the 2006/2007 surplus in the amount of $11,522.41 be carried forward as part of the operating budget for 2007/2008.

Queen's Plaza, Strata Plan LMS 2960
Proposed Budget
October 1, 2007 to September 30, 2008

REVENUE	2007/2008 Proposed
Maintenance Fees	$40,787.12
Miscellaneous/Interest	$50.00
Prior Year Surplus (Deficit)	$11,522.41
Total Revenue	**$52,359.53**

EXPENSES	Description		Commercial	Residential	2005/2006 Budget	Actual YTD
7201 / 7301	Administration/Audit	$1,945.00	$995.61	$949.39	$1,945.00	$2,555.41
7312	Elevator	$2,984.80	$0.00	$2,984.80	$2,984.80	$2,940.20
7213 / 7313	Intercom Repairs	$50.00	$22.00	$28.00	$150.00	$16.30
7258 / 7358	Exterior Window Cleaning	$980.00	$501.65	$478.35	$0.00	-$53.00
7214 / 7314	Fire Safety	$2,277.00	$1,165.56	$1,111.44	$2,277.00	$2,317.09
7216 / 7320	HVAC	$100.00	$0.00	$100.00	$100.00	$0.00
7220 / 7320	Insurance	$5,025.00	$2,572.21	$2,452.79	$5,284.00	$4,746.05
7223 / 7323	Janitorial	$4,159.00	$2,079.50	$2,079.50	$4,159.00	$3,877.43
7225 / 7325	Landscaping	$400.00	$204.75	$195.25	$400.00	$40.00
7232 / 7332	Management/Accounting Fee	$300.00	$153.56	$146.44	$5,885.19	$5,394.73
7248 / 7348	R&M General	$16,424.24	$8,407.29	$8,016.95	$13,848.00	$4,997.14
7280 / 7380	Electricity-Common	$3,667.28	$1,877.22	$1,790.06	$3,506.00	$3,350.47
7384	Gas	$6,325.04	$0.00	$6,325.04	$6,023.85	$5,483.37
7290 / 7390	Waste Removal	$2,900.00	$1,486.00	$1,414.00	$2,900.00	$2,621.84
7292 / 7392	Water/Sewage	$3,297.14	$1,687.75	$1,609.39	$3,140.13	$2,918.42
7209 / 7309	Contingency Fund	$1,525.03	$780.64	$744.40	$1,500.00	$1,375.11
	Total Expenses	**$52,359.53**	**$21,933.73**	**$30,425.80**	**$54,102.97**	**$42,580.56**
					YTD Surplus	**$11,522.41**

Queen's Plaza, Strata Plan LMS 2960
Proposed Budget
October 1, 2007 to September 30, 2008

REVENUE

	2006/2007	2007/2008 Proposed
Maintenance Fees	$52,693.30	$40,787.12
Miscellaneous/Interest	$50.00	$50.00
Prior Year Surplus (Deficit)	$1,359.67	$11,522.41
Total Revenue	$54,102.97	$52,359.53

EXPENSES

	Allocation	Description	Items	2006/2007 Budget	2007/2008 Budget
7201 / 7301	Unit Entitlement Split	Administration/Audit	Bank Fees	$300.00	$300.00
			WCB	$45.00	$45.00
			Trust Audit	$450.00	$450.00
			Mailing/Postage/Photocop	$1,100.00	$1,100.00
			Land Title Office Registry	$50.00	$50.00
7312	100%Residential	Elevator	Elevator Contract	$2,091.60	$2,091.60
			Permit	$175.00	$175.00
			TELUS Monitoring	$718.20	$718.20
7213 / 7313	44% Commercial 56% Residential	Intercom Repairs	Repairs	$150.00	$50.00
7258 / 7358	Unit Entitlement Split	Ext Window Cleaning	Annual Cleaning Service	$0.00	$980.00
7214 / 7314	Unit Entitlement Split	Fire Safety	Monitoring Fire Alarm	$552.00	$552.00
			Annual Fire Inspection	$583.00	$583.00
			Winterizing	$106.00	$106.00
			TELUS Line	$636.00	$636.00
			Repairs	$400.00	$400.00
7216 / 7320	100% Residential	HVAC	Repairs	$100.00	$100.00
7220 / 7320	Unit Entitlement Split	Insurance	Insurance	$4,360.00	$4,101.00
			Insurance Appraisal	$749.00	$749.00
			Increase in Value	$175.00	$175.00
7223 / 7323	50% Residential 50% Commercial	Janitorial	Monthly Cleaning	$3,816.00	$3,816.00
			Snow Removal	$318.00	$318.00
			Ice Melt	$25.00	$25.00
7225 / 7325	Unit Entitlement Split	Landscaping	Grass Cutting	$400.00	$400.00
7232 / 7332	Unit Entitlement Split	Management/Accounting	Annual Service	$5,885.19	~~$5,979.00~~ 600
7248 / 7348	Unit Entitlement Split	R&M General	Garage Gates	$1,000.00	$1,000.00
			Plumbing	$1,500.00	$1,500.00
			Gutters & Roof Drains	$850.00	~~$1,700.00~~ 850
			City Encroachment Fee	$140.00	$140.00
			Electrical (incl bulbs)	$500.00	$500.00
			Locks	$500.00	$500.00
			Misc General	$700.00	$700.00
			Film for Skylights	$400.00	$0.00
			Ext. Balcony Railings	$1,000.00	$1,000.00
			Ext. Planter Boxes	$500.00	$500.00
			Ext. Repair & Install Gutters	$500.00	$500.00
			Ext. Stucco Repairs	$1,000.00	$1,000.00
			Ext. Stucco Caulking	$0.00	$5,000.00
			Ext. Stair Safety Strips	$0.00	$50.00
			Int. Painting Hall (Lower)	$300.00	$150.00
			Int. Carpet	$3,500.00	$2,184.24
			Door	$1,458.00	$0.00
7280 / 7380	Unit Entitlement Split	Electricity-Common	4.6% increase on consump	$3,506.00	$3,667.28
7384	100% Residential	Gas	5% Increase	$6,023.85	$6,325.04

7290 / 7390	Individual	Waste Removal	Commercial	$1,380.00	$1,380.00
			Residential	$1,308.00	$1,308.00
			Additional Pick ups	$212.00	$212.00
7292 / 7392	Unit Entitlement Split	Water/Sewage	5% increase in consum	$3,140.13	$3,297.14
			Subtotal	**$52,602.97**	**$50,834.50**
7209 / 7309	Unit Entitlement Split	Contingency Fund	3% of operating	$1,500.00	$1,525.03
			Total Expenses	**$54,102.97**	**$52,359.53**
			Surplus/Deficit	$1,409.67	$11,572.41
			Maintenance Fees	**$52,693.30**	**$40,787.12**

Queen's Plaza, Strata Plan LMS 2960
Proposed Budget
October 1, 2007 to September 30, 2008

Suite#	Strata Lot	Unit Entitlement	Votes	2007/2008 Annual Maintenance	2007/2008 Monthly Maintenance
201	1	722	1	$2,696.57	$224.71
202	2	651	1	$2,431.40	$202.62
203	3	651	1	$2,431.40	$202.62
204	4	646	1	$2,412.72	$201.06
205	5	677	1	$2,528.50	$210.71
206	6	682	1	$2,547.18	$212.26
207	7	622	1	$2,323.09	$193.59
208	8	651	1	$2,431.40	$202.62
209	9	668	1	$2,494.89	$207.91
200	10	664	1	$2,479.95	$206.66
4909	11	710	1.07	$1,633.91	$136.16
4913	12	550	0.83	$1,265.70	$105.48
4915	13	836	1.26	$1,923.87	$160.32
4919	14	941	1.42	$2,165.51	$180.46
4921	15	1011	1.52	$2,326.60	$193.88
4925	16	1011	1.52	$2,326.60	$193.88
4929	16	903	1.36	$2,078.06	$173.17
4933	16	995	1.5	$2,289.78	$190.81
		13591		$40,787.12	$3,398.93

6634		Residential	48.81%	$24,777.10
6957		Commercial	51.19%	$16,010.02
13591				**$40,787.12**

PROXY

I/We_____, the registered owner(s) of Suite _____ of Queens Plaza, Strata Plan LMS 2960, hereby appoint _____ as my/our Proxy to vote on my/our behalf at the Annual General Meeting of November 22, 2007 and at any adjournment thereof.

Special Resolution #07.1 _____ FOR _____ AGAINST _____ AT THE DISCRETION OF THE PROXY

_____ _____

Date Signature

_____

Printed Name

_____

Signature

_____

Printed Name

NOMINATION FORM

Election of the 2007/2008 Strata Council

I, _____ registered Owner(s) of Suite # _____ located in the Strata Plan LMS 2960 would be interested in allowing my name to stand for election to the Strata Council for the forthcoming year.

Or

I, _____ registered Owner(s) of Suite # _____ located in the Strata Plan LMS 2960 nominate _____ of Suite # _____ as a candidate for the election to the Strata Council for the forthcoming year.

_____ _____

Signature Date

Please forward this form to:

Queen's Plaza Strata Council
201-188 E 33rd Ave
Vancouver, BC
V5V 5E5



Minutes of the Annual General Meeting
Strata Plan LMS 2960, Queen's Plaza

Held on Thursday, November 22, 2007 at 7:00 pm
In the Front Lobby (Residential Section) at
188 East 33rd Avenue Vancouver, BC

CALL TO ORDER: The meeting was called to order at 7:15 pm by the Queen's Strata Council. In order to conduct business at the AGM at least one-third of the persons entitled to vote must be present in person or by proxy. If within ½ hour after the time fixed for holding a general meeting a quorum is not present, the Owners entitled to vote present in person or by proxy constitute a quorum.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES: All Owners present in person or by proxy noted, the proxies certified. There were nine Owners in attendance and none by proxy for a total of nine Owners presented, constituting a legal quorum under the requirements of the Strata Property Act.

PROOF OF NOTICE OF MEETING: It was MOVED and SECONDED to that the Notice of the Meeting dated November 22ND, 2007has been delivered as prescribed by the Strata Property Act. CARRIED.

APPROVAL OT THE AGENDA: It was MOVED and SECONDED to approve the Agenda, as amended. CARRIED.

APPROVAL OF MINUTES OF THE 2006 ANNUAL GENERAL MEETING: It was MOVED and SECONDED to approve the minutes of the Annual General meeting held on December 1, 2006. CARRIED.

UNFINISHED BUSINESS: Luz Diaz is owed $33.69; Suite 207 may have been paying a bigger amount that the required for a total $252 July 2005 – August 2006 (actual amount appears to be $227). A full report from Gammon International will be requested.

REPORT IN INSURANCE COVERAGE: A discount under the "Property Managers Errors & Omission Liability" was provided by CMW Insurance on the basis that Queen's Plaza is now managed by the owners. No changes in the Liability or Deductibles occurred.

FINANCIAL STATEMENTS FOR YEAR ENDED SEPTEMBER 30, 2007: Invoices post-September 1st, 2007 were managed by the Treasurer and paid in full. No outstanding payments from 2006-07 are being rolled over into the 2007-08 budget. Financial statements were APPROVED. CARRIED.

CONSIDERATION OF SPECIAL RESOLUTION #07.1: 2006/2007 BUDGET SURPLUS: The 2006/2007 surplus in the amount of $11,522.41

was approved to carry be carried forward as part of the operating budget for 2007/2008. All OWNERS are in favour. CARRIED.

The total amount in the Operating Budget is $9848.47 and the Contingency Fund is $29,776.00.

Most of the monthly payments have been arranged as Pre-authorized transactions from the VanCity operating account.

CONSIDERATION OF THE 2007/2008 OPERATING BUDGET: An increase of $300 for a total of $600 was APPROVED under the Management/Accounting Fee line item.

A refund to suite #209 for $600 for the repair of the second garage door was approved by seven votes in favour, one against and two abstained.

Gutter & Roof Drains maintenance are being done once a year, so the figure was reduced from $1700 for a total of $850. APPROVED.

Exterior planter boxes for a total of $500 has been APPROVED by 8 votes in favour and one against.

A motion to reduce the rate to $25 was put in the table, but was REJECTED by 1 vote in favour and 8 against.

Next year Strata Council will evaluate a management reimburse for the work

ELECTION OF STRATA COUNCIL: Strata Council Members for this 2007/2008::
Andrea Bell
Jane Bateman
Henry Wong
Matt Field
Eileen Okamoto
Juan Solorzano

NEW BUSINESS:

a.) **Banking Procedure:** A preauthorized payment is being proposed as an acceptable option for paying the maintenance fees. APPROVED and CARRIED.

b.) **Higher Interest Investment:** OWNERS approved moving the contingency fund to a higher interest account.

c.) **OWNERS are reminded not to store items in the parking lot.**

Queen's Plaza, Strata Plan LMS 2960
Aproved Budget
October 1, 2007 to September 30, 2008

REVENUE	2007/2008 Proposed
Maintenance Fees	$40,220.62
Miscellaneous/Interest	$50.00
Prior Year Surplus (Deficit)	$11,522.41
Total Revenue	**$51,793.03**

EXPENSES	Description		Commercial	Residential	2005/2006 Budget	Actual YTD
7201 / 7301	Administration/Audit	$1,945.00	$995.61	$949.39	$1,945.00	$2,555.41
7312	Elevator	$2,984.80	$0.00	$2,984.80	$2,984.80	$2,940.20
7213 / 7313	Intercom Repairs	$50.00	$22.00	$28.00	$150.00	$16.30
7258 / 7358	Exterior Window Cleaning	$980.00	$501.65	$478.35	$0.00	-$53.00
7214 / 7314	Fire Safety	$2,277.00	$1,165.56	$1,111.44	$2,277.00	$2,317.09
7216 / 7320	HVAC	$100.00	$0.00	$100.00	$100.00	$0.00
7220 / 7320	Insurance	$5,025.00	$2,572.21	$2,452.79	$5,284.00	$4,746.05
7223 / 7323	Janitorial	$4,159.00	$2,079.50	$2,079.50	$4,159.00	$3,877.43
7225 / 7325	Landscaping	$400.00	$204.75	$195.25	$400.00	$40.00
7232 / 7332	Management/Accounting Fee	$600.00	$307.13	$292.87	$5,885.19	$5,394.73
7248 / 7348	R&M General	$15,574.24	$7,972.19	$7,602.05	$13,848.00	$4,997.14
7280 / 7380	Electricity-Common	$3,667.28	$1,877.22	$1,790.06	$3,506.00	$3,350.47
7384	Gas	$6,325.04	$0.00	$6,325.04	$6,023.85	$5,483.37
7290 / 7390	Waste Removal	$2,900.00	$1,486.00	$1,414.00	$2,900.00	$2,621.84
7292 / 7392	Water/Sewage	$3,297.14	$1,687.75	$1,609.39	$3,140.13	$2,918.42
7209 / 7309	Contingency Fund	$1,508.53	$772.19	$736.34	$1,500.00	$1,375.11
	Total Expenses	**$51,793.03**	**$21,643.75**	**$30,149.28**	**$54,102.97**	**$42,580.56**
					YTD Surplus	**$11,522.41**

Queen's Plaza, Strata Plan LMS 2960
Aproved Budget
October 1, 2007 to September 30, 2008

REVENUE

	2006/2007	2007/2008 Proposed
Maintenance Fees	$52,693.30	$40,220.62
Miscellaneous/Interest	$50.00	$50.00
Prior Year Surplus (Deficit)	$1,359.67	$11,522.41
Total Revenue	$54,102.97	$51,793.03

EXPENSES

	Allocation	Description	Items	2006/2007 Budget	2007/2008 Budget
7201 / 7301	Unit Entitlement Split	Administration/Audit	Bank Fees	$300.00	$300.00
			WCB	$45.00	$45.00
			Trust Audit	$450.00	$450.00
			Mailing/Postage/Photocop	$1,100.00	$1,100.00
			Land Title Office Registry	$50.00	$50.00
7312	100%Residential	Elevator	Elevator Contract	$2,091.60	$2,091.60
			Permit	$175.00	$175.00
			TELUS Monitoring	$718.20	$718.20
7213 / 7313	44% Commercial 56% Residential	Intercom Repairs	Repairs	$150.00	$50.00
7258 / 7358	Unit Entitlement Split	Ext Window Cleaning	Annual Cleaning Service	$0.00	$980.00
7214 / 7314	Unit Entitlement Split	Fire Safety	Monitoring Fire Alarm	$552.00	$552.00
			Annual Fire Inspection	$583.00	$583.00
			Winterizing	$106.00	$106.00
			TELUS Line	$636.00	$636.00
			Repairs	$400.00	$400.00
7216 / 7320	100% Residential	HVAC	Repairs	$100.00	$100.00
7220 / 7320	Unit Entitlement Split	Insurance	Insurance	$4,360.00	$4,101.00
			Insurance Appraisal	$749.00	$749.00
			Increase in Value	$175.00	$175.00
7223 / 7323	50% Residential 50% Commercial	Janitorial	Monthly Cleaning	$3,816.00	$3,816.00
			Snow Removal	$318.00	$318.00
			Ice Melt	$25.00	$25.00
7225 / 7325	Unit Entitlement Split	Landscaping	Grass Cutting	$400.00	$400.00
7232 / 7332	Unit Entitlement Split	Management/Accounting	Annual Service	$5,885.19	$600.00
7248 / 7348	Unit Entitlement Split	R&M General	Garage Gates	$1,000.00	$1,000.00
			Plumbing	$1,500.00	$1,500.00
			Gutters & Roof Drains	$850.00	$850.00
			City Encroachment Fee	$140.00	$140.00
			Electrical (incl bulbs)	$500.00	$500.00
			Locks	$500.00	$500.00
			Misc General	$700.00	$700.00
			Film for Skylights	$400.00	$0.00
			Ext. Balcony Railings	$1,000.00	$1,000.00
			Ext. Planter Boxes	$500.00	$500.00
			Ext. Repair & Install Gutters	$500.00	$500.00
			Ext. Stucco Repairs	$1,000.00	$1,000.00
			Ext. Stucco Caulking	$0.00	$5,000.00
			Ext. Stair Safety Strips	$0.00	$50.00
			Int. Painting Hall (Lower)	$300.00	$150.00
			Int. Carpet	$3,500.00	$2,184.24
			Door	$1,458.00	$0.00
7280 / 7380	Unit Entitlement Split	Electricity-Common	4.6% increase on consump	$3,506.00	$3,667.28
7384	100% Residential	Gas	5% Increase	$6,023.85	$6,325.04

7290 / 7390	Individual	Waste Removal	Commercial	$1,380.00	$1,380.00
			Residential	$1,308.00	$1,308.00
			Additional Pick ups	$212.00	$212.00
7292 / 7392	Unit Entitlement Split	Water/Sewage	5% increase in consum	$3,140.13	$3,297.14
			Subtotal	**$52,602.97**	**$50,284.50**
7209 / 7309	Unit Entitlement Split	Contingency Fund	3% of operating	$1,500.00	$1,508.53
			Total Expenses	**$54,102.97**	**$51,793.03**
			Surplus/Deficit	$1,409.67	$11,572.41
			Maintenance Fees	**$52,693.30**	**$40,220.62**

Queen's Plaza, Strata Plan LMS 2960
Aproved Budget
October 1, 2007 to September 30, 2008

Suite#	Strata Lot	Unit Entitlement	Votes	2007/2008 Annual Maintenance	2007/2008 Monthly Maintenance
201	1	722	1	$2,666.48	$222.21
202	2	651	1	$2,404.26	$200.36
203	3	651	1	$2,404.26	$200.36
204	4	646	1	$2,385.80	$198.82
205	5	677	1	$2,500.29	$208.36
206	6	682	1	$2,518.75	$209.90
207	7	622	1	$2,297.16	$191.43
208	8	651	1	$2,404.26	$200.36
209	9	668	1	$2,467.05	$205.59
200	10	664	1	$2,452.27	$204.36
4909	11	710	1.07	$1,604.32	$133.69
4913	12	550	0.83	$1,242.78	$103.56
4915	13	836	1.26	$1,889.03	$157.42
4919	14	941	1.42	$2,126.28	$177.19
4921	15	1011	1.52	$2,284.46	$190.37
4925	16	1011	1.52	$2,284.46	$190.37
4929	16	903	1.36	$2,040.42	$170.03
4933	16	995	1.5	$2,248.30	$187.36
		13591		$40,220.62	$3,351.72

6634		Residential	48.81%	$24,500.59
6957		Commercial	51.19%	$15,720.03
13591				**$40,220.62**

Minutes of the February Strata Council Meeting
Strata Plan LMS 2960, Queen's Plaza

Held on Wednesday, February 20, 2008 at 7:00 pm
In the Front Lobby (Residential Section) at
188 East 33rd Avenue Vancouver, BC

CALL TO ORDER: The meeting was called to order at 7:30 pm.

Present: Jane Bateman, Matt Field, Juan Solorzano
Absent: Andrea Bell, Eileen Okamoto, Henry Wong

Approval of October, November, December and January Financial Statements: Motion to approve the financial statements, seconded, and passed.

Correspondences:
#204 (Dec 5, 2007): Disputing outstanding account. Council has dealt with this issue in previous meetings and the balance remains outstanding.

#204 (Dec 10, 2007): Requesting location of the BC Hydro meters. The council has agreed that any owner is welcome to contact BC Hydro to request this information provided no strata expense is incurred.

#204 (Feb 6, 2008): Requesting to view copies of individual strata council members 2006/2007 financial statements. As the timeframe for this budget is not within this council's term of management, requests for financial statements from archives will need to be in writing to the strata council, the council will then contact Gammon International (the previous property management company) and any fees associated with this request will be the responsibility of the requesting owner.

Business arriving from previous minutes:
Exterior Maintenance Repairs: Two requests for quotations were sent out building contractors to complete caulking replacement and repair cracks in stucco. One quote was returned, council has agreed to request an additional quote from another contractor prior to making a final decision.

New Business:
Enterphone: Electrical short and postal malfunction, both times Viacom came and repaired the system. Viacom has shown Trevor Bateman (#201) how to repair shorts in the future and recommended Canada Post be contacted to upgrade our postal lock. Canada Post has been contacted and a site inspection will be performed on the postal key system.

Roof Repair: Red Tower Restoration has patched all three potential points of penetration and the water egress has stopped. A decision on the damage restoration will be made as the cost estimates are received.

First Floor Leak: Water was found leaking onto the parking garage ramp. The cause was plumbing coming from suite 4933 Main (#108), a contractor has been contacted and the strata council is waiting on the report.

Two Phone Lines: Shaw digital phone has a new offer on commercial phone service. A motion was put forward to switch to Shaw phone from Telus at an approximate annual savings of $300. The motion was seconded and unanimously passed to switch telephone providers.

Voluntary Roles of the Council:
Juan Solarzano - President
Mathew Field – Vice President
Jane Bateman – Treasurer and Secretary
Andrea Bell - Councilman
Henry Wong - Councilman
Eileen Okamoto - Councilman

Meeting Adjourned at 8:30pm

Next Meeting will be scheduled in June, 2008

Minutes of the July Strata Council Meeting
Strata Plan LMS 2960, Queen's Plaza

Held on Wednesday, July 23, 2008 at 7:30 pm
In the Front Lobby (Residential Section) at
188 East 33rd Avenue Vancouver, BC

CALL TO ORDER: The meeting was called to order at 7:40pm

Present: Jane Bateman, Andrea Bell, Matt Field, Eileen Okamoto, Juan Solorzano, and Mark Chang in attendance.

Absent:
Henry Wong

Approval of February 20, 2008 Strata Meeting Minutes: Motion to approve the financial statements, seconded, and passed.

Approval of February, March, April, and May Financial Statements: Motion to approve the financial statements, seconded, and passed.

Correspondences:
#204 (April 8, 2008): Requesting to view Memorandums from October 2006 to September 2007. Through a very thorough search of the paper records left to us by Gammon International, it was determined that the documents requested were not in our possession. Gammon International was contacted and willing to provide these documents for a fee. As the owner of #204 was unwilling to pay the fee, the matter was left at this time.

#206 (April 15, 2008): Thanking the council for "their outstanding work on behalf of all the owners," and recommending that council members and owners making extra-ordinary personal contributions of time towards Strata Plan LMS 2960, should receive financial recognition. Though the members of the strata council appreciate the approval and endorsement of their work, it was recognized that financial acknowledgment was not budgeted for this year but may be revisited at the next years Annual General Meeting.

#208 (Verbal): Welcome Mark Chang as new owner of unit #208, as he has been the tenant prior to purchase the $50 move in fee will be waived.

Business arriving from previous minutes:
Exterior Maintenance Repairs: Second quote on the exterior caulking and stucco repairs was still not received from the contractor. As the number of quality trades is limited at this time, a motion was put forward to accept the quote from Red Tower Restoration Ltd, seconded, and passed.

Postal Entry Upgrade: Based on the previous postal malfunction, Canada Post was contacted, an audit was performed and the postal lock upgraded. No further problems have been noted.

Shaw Phone System Update: Shaw was contacted on numerous occasions to switch our phone service; however, their service person was rescheduled and was unable to access the building at the time of service. The council has decided to wait until another commercial phone offer is advertised to take advantage of the savings they offer.

New Business:

Elevator: Through an inconsistency in our financial statements, it was discovered that Richmond Elevator had been double billing our bank account through pre-authorized payments, in addition to billing manually for their monthly service. After this was discovered, Richmond Elevator stopped all pre-authorized withdrawals and immediately credited our account. Pre-authorized payments will resume upon the expiration of the credit amount.

Janitorial: Several verbal complaints have been received surrounding the quality of service provided by the janitorial firm, J. Alioto. A copy of the janitorial agreement has been enclosed and owners having any comments on the level of janitorial service are encouraged to mail their feelings on the subject so that the council may have something to bring forward and discuss with the firm.

Landscaping: The City of Vancouver has limited sprinkling to Wednesdays and Saturdays between 4am and 9am and between 7pm and 10pm. In an effort to reduce water waste, a motion to purchase a soaker hose ($12.98+tax) was put forward, seconded, and passed. As the wheelbarrow that carries the garden hoses has been broken, a motion to purchase a Wall Mounted Swivel Hose Reel with lock, for the storage of the hoses ($99+tax) was proposed, seconded, and passed.

R&M General:

i. Window Repair: A crack in the window of unit 106 was reported by the owner, after confirming the crack was from an unknown exterior source, the owner had the crack repaired and was reimbursed by the strata.

ii. Exterior Lighting: As the janitorial company has maintained that the commercial lighting is outside of the scope of thei contract, two exterior lighting companies have been contacted and requested to provide quotes for the repair and maintenance of the commercial lighting and the remainder of the exterior lights.

iii. Exterior Planter Boxes: The back lane planter box was installed voluntarily and at cost, the ground fill supplied and delivered at no cost, and the plants donated by owners. Feedback has been positive from neighboring houses. Future planters are being

proposed for next years budget in order to "green up" our back lane and reduce the heating load.

iv. Interior Painting & Carpet: Both installations are now complete and have received positive feedback from the residential owners. Strata will budget for painting the doors and elevator frame for next year.

Other:

i. "No Smoking" Signs: As of March 31, 2008, new tobacco legislation has come into effect. Smoking is prohibited within 6 meters (approximately 20') of doorways, windows and air intakes under Health By-law #9535. As such, a motion was proposed to install appropriate and mandatory signage around the building, motion was seconded, and passed.

ii. Gym Proposal: Based on the lack of opposition to a potential basement gym, a trial period will be scheduled starting September 1 for a period of 6 months with feedback welcome during trial. Waivers must be signed by any persons wanting use the equipment.

iii. Planter/Feature Proposal: Preliminary design and budgeting of planter proposed at the corner of Main & 33rd. Future construction slated for spring 2009.

iv. Garden Benches: Trial garden bench proposed in front of the residential Queen's Plaza sign to be budgeted for 2008/2009 financial year. Proposed garden bench in front alcove of unit #108 tabled for a later date to determine how the traffic and loitering may affect businesses.

Council Member Resignation: Henry Wong has resigned from the strata council. We appreciate the time and effort that Henry has contributed and thank him for his voluntary service.

Next Meeting scheduled for October 2, 2008 at 7:30pm

Annual General Meeting scheduled for October 30, 2008 at 7:30pm

Meeting Adjourned at 8:40pm

Minutes of the July Strata Council Meeting
Strata Plan LMS 2960, Queen's Plaza

Held on Wednesday, October 2, 2008 at 7:30 pm
In the Front Lobby (Residential Section) at
188 East 33rd Avenue Vancouver, BC

CALL TO ORDER: The meeting was called to order at 7:40pm

Present:
Jane Bateman and Matt Field.
Marianne Baharustani, Al Tong, and Janice Tong in attendance.

Absent:
Eileen Okamoto, Juan Solorzano

Approval of July 28, 2008 Strata Meeting Minutes: Motion to approve the minutes, seconded, and passed.

Approval of June, July and August Financial Statements: Motion to approve the financial statements, seconded, and passed.

Correspondences:
#206 (August 5, 2008) Owner is requesting retro payment and future compensation for people who take on the property management. A fee proposal for next year's budget will be prepared and tabled for the next Annual General Meeting by Jane Bateman.

#204 (August 11, 2008)
Firstly, the owner is upset with the delay in receiving the July strata meeting minutes. The council apologizes for the delay in the July correspondences and hopes to be more prompt in the future.
Secondly, the owner would like to review copies of Financial Statements from 2006/2007 fiscal year. Council, as before, has referred the owner to the property management company, Gammon International, who was the manager at that time and has agreed to provide the records for a fee.
Thirdly, the owner is upset with the garbage being stored on our property by 4967 Main Street, our neighbor. Owners are encouraged to contact the City of Vancouver directly for problems of this nature; the strata will follow up with a letter to both the owner of 4967 Main Street and the City of Vancouver.
Fourthly, the owner is upset about the boat parked on the property of 4967 Main Street that is blocking the gate access to the side yard of our property. Council will research our options; however, as the gate and boat are not located on our property, it is unlikely that the city will take any action against our neighbor.

#206 (September 15, 2008) Owner has found that one of her windows is stuck in the open position. The owner will coordinate with a contractor to inspect the window and submit an invoice for the repairs.

#106 (Verbal): Welcome Al and Janice Tong as new owners of unit #106.

#207 (Verbal): Welcome Jiali Hew and Katsumi Kimoto as new owners of unit #207.

Business arriving from previous minutes:

Exterior Maintenance Update: The contractor is currently working on the exterior stucco repairs and window caulking replacement. The window caulking, with the exception of the head sills, is in good repair and he is repairing the head sills as needed. Upon close inspection various cracks have been found in the stucco and are being repaired. Additionally, the contractor is cleaning our windows free of charge.

Exterior Lighting Update: BC Fluorescents has been contacted to inspect and quote for the replacement of the commercial lighting and building lighting. Each of the commercial signs is independently controlled within each of the commercial units and as such is the individual responsibility of the store owner. The contractor will be providing his estimates on an individual basis and the strata will forward them as required (with the exception of the perimeter lighting which is a strata responsibility).

Gym Proposal: Postponed to January 2009 in order to allow time to set up the appropriate waiver form for users.

New Business:

Administration:

i. Banking: As Andrea Bell is no longer an owner/council member, she will be removed as a cosigner and Mathew Field, as council president, will be added as cosigner.

ii. Owner Contact Form: Our current owner contact information is out of date. Council will be drafting and sending a form for each of the owners to fill out in the coming months.

iii. Account Audit: As this year has been a year of transition to self management, some of the initial accounting/banking has been ambiguous (some of the incoming funds were unaccounted for initially). A full account review has been completed the results of which are attached in addition to the June-August Financials.

R&M General:

i. Interior Carpet: Some bunching has been noted on the upstairs carpet. The installer will be notified to correct the problem.

ii. Roof Repair (February): All repair costs from damages must be submitted to the strata council prior to December 1, 2008 in order to be eligible for reimbursement.

Next Meeting: Annual General Meeting scheduled for October 30, 2008 at 7:30pm

Meeting Adjourned at 8:40pm