

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, JULY 31, 2007, AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance: Dave Davies, President
Brian Kingsley
Lars Bach
Mark Cockle, Vice-President

Allan Grandy,
Strataco Management Ltd.

Absent with leave Michael Layne
Carol Cruickshank, Treasurer

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Dave Davies, at 7:09 pm.

MINUTES OF THE MEETING OF MAY 29, 2007 AND JUNE 28, 2007:

It was

MOVED AND SECONDED:

That the minutes of May 29, 2007 and June 28, 2007 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

It was noted that a letter was to be sent to a strata lot concerning speeding on the property.

PRESIDENT'S REPORT:

It was noted that a notice regarding security issues has been mailed out but has not yet been received by the ownership.

With regards to balcony decks, it was noted that owners should not power wash decks as damage can be incurred to the deck as result of the use of a power washer. Owners are asked to use a soapy solution to be rinsed off with a hose to avoid damaging their balcony surfaces.

Discussion then took place regarding a garden upgrade in the complex, as discussed at the previous meeting of the Strata Council. After some discussion it was agreed that staff would ask Paraspace Landscaping to provide their costing estimate for work and options that might be applicable for the Strata Council to consider.

It was noted that at strata lot 88, Prostar Painting had inadvertently reversed the flashings that were to be installed on the balconies of the unit. Prostar would be returning to correct the same.

With regards to parking along the roadways, it was noted that parking along the roadways is expressly prohibited, as these are designated fire lanes on a 24-hour per day, 7-day per week basis.

DRAFT
FOR DISCUSSION

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled copies of the financial statements for the months of May and June 2007. The Treasurer reported that he had reviewed the financial statements and has found them to be in order. It was

MOVED AND SECONDED:

That the financial statements for the months of May and June 2007 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters at this time other than those actions already initiated by the Strata Council.

RBC Investment

The Strata Manager tabled copies of the RBC investment statement concerning funds held on investment by the Strata Corporation for Council's information.

2007/2008 Operating Budget Draft

The Strata Manager tabled the first draft of the proposed 2007/2008 operating budget, reviewing with the Council the various inclusions and provisions.

It was noted that costs were continuing to increase for the Strata Corporation in the areas of landscape maintenance, insurance, and in particular insurance related expenses.

The Strata Manager noted that the proposed operating budget had been adjusted so as to maintain funding to the contingency reserve fund at the same level as authorized by the ownership during the 2006/2007 fiscal year.

Council and staff then discussed the long term funding needs of the contingency reserve fund. Particular concern was expressed for the rapidly escalating costs of roofing, and the past advice of the roofing consultant who indicated that the Strata Corporation would need to consider replacement of the roofs within the next 4 years.

At the current level of funding to the contingency reserve fund, including the additional special levy which augments funding to the contingency reserve fund, the Strata Corporation would fall well short of anticipated roofing costs, especially in light of the escalation of such work. Council then discussed various options for enhancing funds to the contingency reserve fund. After which it was agreed that staff would bring forth several alternative budgets for the Strata Council's consideration at the next meeting of the Strata Council.

Further discussion of the operating budget was then tabled until the next meeting of the Strata Council.

2) **Staff Report**

Memos - Parking

The Strata Manager tabled copies of a parking memo as submitted to staff since the last meeting of the Strata Council.

Form "D" – Change of Mailing Address

The Strata Manager noted that Strataco Management Ltd. has recently moved their offices and as such a Form "D" Change of Official Mailing Address, is provided for Council's signature. The form, once signed, will be registered in the Land Title Office with Strataco Management Ltd. absorbing the cost of this registration.

3) **Pool Maintenance**

The Strata Manager discussed with the Council some concerns with regards to the maintenance of the swimming pool areas, and the discussions that have been held with staff concerning the same. It was noted by a member of Council that periodically one of the floating weirs for the side skimmer of the pool is sticking and requires adjustment.

Staff were requested to make sure that the on site staff have turned on the irrigation system.

4) **Completed Items**

The Strata Manager advised that since the last meeting of the Strata Council the following items have been completed: authorization to Paddock Pools to replace the spa blanket; notice distributed regarding emergency water shutdown; authorization to Kodiak Signs to supply and install two pet dropping signs; correspondence to the City of Burnaby regarding their attendance at the next meeting of the Strata Council regarding the south side pathway; authorization to Steelguard Fencing to proceed with chain link fence installation to the south side of the complex; receipt of additional quotation for chain link fence installation from Rayburn Fencing; receipt of swimming pool and spa operation permits from the Provincial Health Department; inspection of the backflow prevention by University Sprinklers; authorization to Marine Roofing to undertake roof leak repairs at strata lot 2; and purchase of replacement remote transmitter for Burnaby Sanitation to replace a broken one.

Concerning the above, it was noted that Steelguard Fencing has advised that the chain link fence would be installed approximately the last week of August 2007.

5) **In progress**

The Strata Manager advised that since the last meeting of the Strata Council the following items remained in progress: balcony report Arbutus Vinyl; completion of authorized balcony repairs Arbutus Vinyl; completion of carpentry repairs Prostar Painting; completion of outside trim painting Prostar Painting; vinyl side cleaning Right Choice Property Services after conclusion of the exterior painting program; receipt of report on drainage improvements at strata lot 11 from Dubas Engineering.

6) **Landscaping**

Paraspace Landscaping

The Strata Manager confirmed authorization to Paraspace Landscaping to undertake the application of Merit to control European chafer beetle, and that this work has been

completed, and a request to Paraspace Landscaping to complete clearance pruning along walkways.

Staff were requested to ask Paraspace Landscaping, in particular, to attend to the clearance pruning of the sideway leading to the south side gate.

7) Insurance

The Strata Manager tabled copies of correspondence regarding insurance claims submitted for payments regarding water damage repairs, and an interior water leak repair. It was noted that all claims have been completed, and paid out with the exception of one interior leak repair, which is currently with the Strata Corporation's insurers.

8) Correspondence

The Strata Manager tabled copies of correspondence regarding lawn repairs, resignation from Council and welcome packages.

With regards to the correspondence it was noted that Council member Gordon World has resigned as a member of the Strata Council as he has sold his unit. Appreciation is extended to Mr. World for his efforts as a member of the Strata Council.

OTHER BUSINESS:

Roof Repair

Staff are requested to have a roofer attend to a loose shingle repair over top of the entrance door of strata lot 46.

Gutter repair

Staff are requested to have a repair contractor fix a loose gutter at strata lot unit # 91

Steps

Some discussion then took place regarding past decisions of the Strata Council pertaining to the addition of non-slip treads or the like to wooden entry steps to units. It has been noted that while the Strata Council historically has not authorized common funds to be used to install non-slip treads or the like on wooden entry steps, some owners have done so and Council have not expressed any concern regarding them.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:21 pm, until Tuesday, September 25, 2007, at 7:00 pm in the exercise room, 6700 Rumble Street, Burnaby, BC.

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**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, JUNE 26, 2007, AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance: Dave Davies, President
Mark Cockle, Vice-President
Lars Bach
Brian Kingsley

Allan Grandy,
Strataco Management Ltd.

Absent with leave Michael Layne
Gordon World
Carol Cruickshank, Treasurer

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Dave Davies, at 7:20 pm.

MINUTES OF THE MEETING OF MAY 29, 2007:

It was agreed that the minutes of the meeting of May 29, 2007 would be tabled until the next meeting of the Strata Council.

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

Staff were requested to follow up on correspondence to a strata lot with regards to observations of excessive speeding while driving on the property.

With regards to additional quotations for the replacement of the south perimeter fencing system, it was noted that despite promises and assurances from other contractors, staff have yet to receive additional quotations for this work.

With regards to dog droppings, discussion took place with regards to the potential cost to supply and install signs to several areas within the complex reminding pet owners that dogs may not foul the common property. After some discussion, it was agreed that two signs would be ordered, one for placement by the walkway at the southside entrance near unit 88, and one in the mailbox area.

It was noted that the hot tub cover has gone missing, and staff were requested to arrange for the supply and installation of a replacement bubble blanket.

It was further reported that recently difficulties have been encountered with regards to a resident dumping construction related debris in the garbage receptacles of the Strata Corporation. This has resulted in the City of Burnaby Sanitation Department refusing to empty the garbage bin.

**DRAFT
FOR DISCUSSION**

Council reminds all residents that construction related materials are not permitted to be dumped into the refuse receptacles located on site. The green refuse receptacles are solely for normal household garbage. The City of Burnaby reserves the right to refuse to dump bins if inappropriate items are found within the same. Residents who are undertaking modifications or repairs to their homes are required to make separate arrangements for the removal and disposal of construction related materials, carpeting, hot water tanks and the like.

It was noted that the Building Committee's mandate has been provided by the Building Committee. After review of the mandate, it was agreed that amendments would be made to the same, and the revised mandate be included in the agenda for the next Strata Council meeting.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled copies of the financial statement for the month of May 2007. The financial statement was tabled pending review and report by the Treasurer.

Receivables Report

The Strata Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters other than those actions already initiated by the Strata Council.

Insurance Claim

The Strata Manager confirmed that an insurance claim has been submitted with regards to an interior water loss involving strata lot 11.

2) Staff Report

Memos - Parking

Copies of parking memos issued since the previous meeting of the Strata Council have been tabled for Council's information.

Memo from Owner

Correspondence was tabled from an owner wherein the owner has written a letter of appreciation for fence repairs, which were recently completed in the vicinity of the strata lot.

3) Completed Items

The Strata Manager advised that since the last meeting of the Strata Council the following items had been completed: notices distributed regarding carpentry work and exterior painting program; repair to swimming pool filter; receipt of quotation for fence repair near strata lot 49; repair to entrance gate by Overhead Door Company; authorization for gutter repair at strata lot 5; authorization for mailbox repair at strata lot 35; receipt of swimming pool operation permits from the Provincial Health Department.

Council have noted that from time to time, internal water leaks are being experienced by owners as a result of the failure of the caulking or grouting in the shower/tub areas of their unit. Council wish to remind all residents of the need to periodically check and repair any damaged grout loose or missing caulking and to ensure that proper caulking has been placed around fixtures that protrude out of the shower/tub walls.

Council reminds all residents that parking is prohibited in the roadways, as these are designated fire lanes.

4) **In Progress**

The Strata Manager advised that the following items remain in progress: carpentry repairs in advance of painting; receipt of asphalt quotations; receipt of report from Dubas Engineering on strata lot 11 drainage repairs; installation of new signs concerning "No Parking" by Kodiak signs; repair to leak from vinyl sided area at parking stall "E"; concrete repair at strata lot 44.

5) **Landscaping**

Paraspace Landscaping

The Strata Manager tabled copies of correspondence from Paraspace Landscaping wherein the contractor has submitted their costing estimate for the treatment of the lawn areas for European chafer. After a lengthy discussion on the treatment methods, it was

MOVED AND SECONDED:

That staff be authorized to instruct Paraspace Landscaping to proceed with the treatment of the lawn areas using the Merit application to control European chafer.

MOTION CARRIED

Davey Tree Service

It was confirmed that Davey Tree Service has been authorized to proceed with tree maintenance work on site. The contractor has noted that they would be advising staff in due course as to the anticipated start date for this work.

Staff were requested to remind Paraspace Landscaping of the need to prune back shrubberies from walkways to ensure proper walking spaces on site.

6) **Exterior Painting Program**

It was noted that the carpentry repairs are well underway. The course of repairs has revealed that additional repair requirements are necessary and that the cost of the repair work will be greater than that as originally anticipated. The contractor has reported significant additional expenses being incurred, in particular, along the south perimeter of the property. As the contractor has moved forward through the complex, the amount of additional repair work has diminished. Staff have been working with the contractor to try and project final costing repairs for the wood repairs, and should the costing repairs be significantly above and beyond the budgetary allowance for the same, then it may be necessary to call a Special General Meeting of the ownership to enable the ownership to vote on the extra costs, the timing dilemma that the presents is that

additional information is required from the repair contractor to gain greater clarity of the amount of the potential overage as the projections for repair costs have been steadily decreasing since the first row of units has been completed. At the same time, as a result of the time requirements to call a Special General Meeting, the repair contractor could be substantially complete by that time, and a meeting could in fact be held.

It was agreed that after review of additional information to be received by staff on costing projections for the total cost of carpentry repairs, which are required to be completed before painting can be undertaken, that should a large significant overage be anticipated that staff make due arrangements for a Special General Meeting.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

OTHER BUSINESS:

Annual General Meeting

It was noted that an Annual General Meeting date would be established for the month of October 2007.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:03 pm, until Tuesday, July 31, 2007, at 7:00 pm in the exercise room, 6700 Rumble Street, Burnaby, BC.

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**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, MAY 29, 2007, AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance:

Dave Davies, President
Mark Cockle, Vice-President
Carol Cruickshank, Treasurer
Lars Bach
Brian Kingsley

Allan Grandy,
Strataco Management Ltd.

Absent with leave

Michael Layne
Gordon World

Guest in attendance:

David Zoo, Pro Star Painting

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Dave Davies, at 7:10 pm.

PRO STAR PAINTING:

Mr. Zoo addressed the Strata Council with regards to the commencement of the preparatory work for exterior trim painting, noting that this work would be starting within the next few days. A review was made of the scope of wood repairs quoted on, and arrangements were made to facilitate additional repairs to the wood structure that may be found necessary as the work progresses. It was noted that the contractors would use two visitor parking stalls for the storage of lumber and the preparation of wood for use in the replacement process. The contractor noted that discarded wood would be stored and removed at approximate two day intervals. Council member Bach agreed to verify additional wood replacement work as reported to him by the contractor.

Council and the contractor reviewed the payment program to be followed for progress draws.

Pro Star Painting noted that while the nature of the work may create some inconvenience for residents, the contractor would do everything possible to minimize the impact upon the residents of Francisco Lane.

Mr. Zoo advised that it was hoped the wood repairs would be substantially complete by July 15, after which the painting would commence.

Mr. Zoo then left the meeting, with members of Council thanking him for attending.

MINUTES OF THE MEETING OF APRIL 24, 2007:

It was

MOVED & SECONDED:

That the minutes of the meeting of April 24, 2007 be adopted as distributed.

MOTION CARRIED

**DRAFT
FOR DISCUSSION**

BUSINESS ARISING FROM THE MINUTES:

It was noted that based on discussions with an owner, the leak reported for parking stall "E" was not a roof leak, but rather a leak from the vinyl sided area. Staff were requested to provide the appropriate contractor with this new information so that remedial action may be taken.

It was noted that Restoration Services had not yet attended to a downpipe repair at strata lot 91.

PRESIDENT'S REPORT:

The President advised that the repairs to vandalism to the women's washroom had been completed and look good. It was noted that some re-caulking or re-grouting work will be required in the men's shower.

The President reported on parking enforcement efforts and the use of supplemental parking. It was agreed that staff could make arrangements for replacement of the worn "no parking" signs on site.

Discussion was held on a memo received by the Council President concerning garden repairs. In reviewing the area in question, Council noted that over time shrubs have been removed as a result of a lack of watering during the summer months. Council requested that no action be taken on this matter at this time.

Staff were requested to forward correspondence to strata lot 83 with regards to speeding on site.

It was agreed that the Building Committee would produce a draft outline of their mandate for Council's review.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Manager tabled copies of the financial statement for the month of April 2007. The Treasurer reported that the financial statement was reviewed and found to be in order. It was then

MOVED AND SECONDED:

That the financial statement for the month of April 2007 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters other than those actions already initiated by the Strata Council.

2) **Staff Report**

Memos

The Manager tabled copies of various memos pertaining to parking infractions, for Council's information.

3) **Completed Items**

The Manager advised that since the last meeting of the Strata Council the following items had been completed: servicing of pool heater and spa heater by Imperial Paddock Pools; inspection of pool by Provincial Health Department; opening of pool for swimming season; notice posted regarding pet droppings; repairs to women's washroom (vandalism) by Al Dyck Enterprises; replacement of exercise room clock; repair to strata lot 9 window leak; request for additional fencing replacement tenders (Sterling Fence, Raybern Erectors, Steelguard Fencing) for south perimeter fence; receipt of quotation for painting out of graffiti on south perimeter fence; inspection of car wash bay tap by City Wide Plumbing; purchase of additional soaker hoses.

Staff were requested to ask the custodian to store in the pump room the hose currently being left out in the swimming pool area, to avoid children playing with the hose.

4) **In Progress**

The Manager advised that the following items remain in progress: exterior wood repairs by Pro Star Painting; exterior painting program by Pro Star Painting; vinyl siding washing (at conclusion of painting program) by Right Choice Property Services; receipt of balcony deck report from Arbutus Vinyl.

5) **Landscaping**

Davey Tree Service

The Manager tabled copies of the Davey Tree Service report outlining recommended tree maintenance items. After review it was

MOVED AND SECONDED:

That staff be authorized to instruct Davey Tree Service to proceed with the implementation of their tree maintenance report.

MOTION CARRIED

Para Space Landscaping

The Manager tabled copies of correspondence from Para Space Landscaping with regard to lawn repairs, and confirmed a request to the contractor to inspect the turf by unit 44.

With regards to the lawn repairs, Council noted that funding to proceed with the recommendations for repairs behind units 1 – 5 would be placed into the budget for next year, as funding was not available in the current operating budget.

6) **Engineering Quotations**

The Manager confirmed that requests for engineering quotations to inspect the drain tile system at strata lot 11 had been sent to VVV Engineering, Dubas Engineering and JRS

Engineering. The quotation received from Dubas Engineering was reviewed by Council, after which it was

MOVED AND SECONDED:

That the quotation received from Dubas Engineering to inspect the drain tile system and make recommendations on potential repairs be accepted.

MOTION CARRIED

7) Correspondence

The Manager tabled for Council's information copies of correspondence regarding window coverings; absence from meeting; lawn repairs; supplemental parking; repairs to property; welcome packages.

With regards to correspondence forwarded to strata lot 97 concerning window coverings, it was noted that corrective action has not taken place. It was agreed that the owner of the unit would be requested to appear before Council to give reason why the strata lot should not be fined for the violation of the bylaws, should the bylaw violation not be corrected.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

OTHER BUSINESS:

There was no other business.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:15 pm, until Tuesday, June 26, 2007, at 7:00 pm in the exercise room, 6700 Rumble Street, Burnaby, BC.

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**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, APRIL 24, 2007 AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance: Dave Davies, President (arrived at 7:20 pm)
Carol Cruickshank, Treasurer
Mark Cockle, Vice-President
Michael Layne
Brian Kingsley

Allan Grandy,
Strataco Management Ltd.

Absent with leave Lars Bach
Gordon World

CALL TO ORDER:

The meeting was called to order by the Strata Council Vice President, Mr. Mark Cockle, at 7:08 pm.

MINUTES OF THE MEETING OF MARCH 13, 2007:

It was

MOVED & SECONDED:

That the minutes of the meeting of March 13, 2007 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

In the absence of the President there was no President's report.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statement

The Manager tabled copies of the financial statement for the month of March 2007. The Treasurer reported that she had reviewed the financial statement and found it to be in order. It was then

MOVED AND SECONDED:

That the financial statement for the month of March 2007 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters at this time, other than those actions already initiated by the Strata Council.

**DRAFT
FOR DISCUSSION**

Investment Statement

The Manager tabled for Council's information copies of the most recent investment statement submitted by RBC Dominion Securities.

2) Staff Report

Parking Notices

Copies of parking notices issued to various residents who have been improperly parking their motor vehicles on the property were tabled for Council's information.

Pet Droppings

The Manager referred Council to a memo received by staff with regards to the expressed concern of an owner for the prevalence of pet droppings being left on site.

Council wishes to remind all owners that as per the bylaws of the Strata Corporation, they are required to clean up after their pets. Excrement and the like are to be removed immediately from the common property should your pet deposit the same on the common property.

Memo

The Manager tabled copies of a memo received from the owner of strata lot 91 with regards to a building repair. This has been passed on to a handyman for attention and to the Building Committee.

3) Completed Items

The Manager advised that since the last meeting of the Strata Council the following items had been completed: fence board repair at strata lot 83 by Restoration Services; repair to window trim board at strata lot 9 by Restoration Services; gutter repair at strata lot 6 by Restoration Services; correspondence from Exertech with regard to annual service costs for exercise equipment; correspondence to Arbutus Vinyl regarding deck repair quotation request; attention to hot tub overflow on April 11, 2007 by onsite staff and Imperial Paddock Pools; correspondence to the City of Burnaby Planning Department regarding long term development plans for the pathway running along the south perimeter of the property; correspondence to Restoration Services regarding graffiti painting over; correspondence to E & H Duct Cleaners with regard to authorization to proceed with inspection of dryer vents; correspondence to Arbutus Vinyl with regards to a request for a report and recommendation establishing the priorities over a period of time for balcony repairs and replacement; roof leak inspection at parking stall "E" by Marine Roofing and Sheet Metal; request for concrete repair quotations at strata lot 40 from PacWest Restorations and Restoration Services; attention to a garage leak at strata lot 11 by PacWest Restorations; patio door frame repair at strata lot 5 by Speedy Auto glass; exterior light fixture repair at strata lot 5 by Global Electric; roof leak repair at strata lot 29 by Marine Roofing; replacement of entrance gate keypad by Overhead Door Company; repair to fence boards on south side of property by Restoration Services; request of vinyl siding cleaning quotations from ServiceMaster, Right Choice Property Services and Champion Property Services.

Concerning the above, Council reviewed quotations for the cleaning of the vinyl siding. It was noted that a quotation received from Right Choice Property Services appeared to

be the most favourable quotation as the cost, while being the lowest, also allowed for the cleaning of the inaccessible windows via tucker pole at the same time.

After discussion on the need to undertake the cleaning of the siding prior to, if possible, the commencement of the exterior trim painting program, it was

MOVED AND SECONDED:

That staff be authorized to accept the proposal as submitted by Right Choice Property Services for vinyl siding cleaning.

MOTION CARRIED UNANIMOUSLY

It was noted that the vinyl siding cleaning was shown in the Capital Plan for the Strata Corporation.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) In Progress

The Manager advised that the following items remain in progress: interior repair from window frame leak by PacWest Restorations at strata lot 9; balcony repairs at strata lots 91, 56 and 72 by Arbutus Vinyl; receipt of additional quotations from Sterling Fence and Rayburn Erectors for chain link fencing along south perimeter; roof leak repair at strata lot 23 by Marine Roofing; servicing of the swimming pool and hot tub heaters by Imperial Paddock Pools for the summer swimming season; final preparation of pool for opening; receipt of quotation for wood trim repairs from Prostar Painting; and exterior trim painting by Prostar Painting.

5) Landscaping

Para Space Landscaping

The Manager confirmed and tabled copies of a letter signed by the owners of strata lots 1 through 5 requesting that the Strata Corporation replace the deficient lawn behind the units on the north side of the property with new turf. It was noted that this matter has been referred to Paraspace Landscaping for their review, report, and a quotation to implement their recommendations.

Staff were currently awaiting receipt of the Paraspace Landscaping report, however, the Paraspace representative has indicated that due to the highly shady conditions that exist on the north side of these units, that the ability to grow a suitable lawn was highly doubtful, and that alternatives would be recommended.

It was further noted that Paraspace Landscaping have been requested to provide quotations for repairs to other areas of the landscaping, particularly where the lawn was having difficulty growing.

It was agreed that Council would inspect the areas of deficiency as noted so that they could reach a decision and make a recommendation at the next scheduled Council meeting.

6) **Insurance**

Water Loss Claim

The Manager confirmed that a water loss claim has been opened pertaining to strata lot 11.

7) **Correspondence**

The Manager tabled copies of correspondence regarding the following: balcony repairs

OTHER BUSINESS:

Lawn Repair

Staff were requested to ask Paraspace Landscaping to review a small section of lawn near strata lot 44 that requires repair.

Front Door Molding

Staff were requested to ask a handyman to inspect the front door molding of strata lot 46.

Women's Washroom Vandalized

It was noted that recently the women's washroom had been vandalized in the exercise room clubhouse facility. A repair attempt was made; however, staff were requested to proceed with a full repair to the area as the results of the clean up work by onsite staff was not totally successful.

The President reported that he was appreciative of staff's quick response for the reporting of the hot tub leak and subsequent correction of the same as noted earlier in the meeting.

The President reported that he had undertaken a review of the soaker hoses on site. It was suggested that staff purchase additional soaker hoses to have available in the dryer season. It was then

MOVED AND SECONDED:

That staff be authorized to purchase 10 to 15 additional soaker hoses of a 50 to 100 foot length each.

MOTION CARRIED UNANIMOUSLY

Posting of Rules

With regards to a comment from an owner, it was agreed that Council would consider posting the rules pertaining to the use of the amenity facilities in the exercise room.

Bird Feeder

In response to a Council member's query, it was noted that bird feeders were not permitted by the bylaws of the Strata Corporation.

Foil on Bedroom Window

Staff were requested to forward correspondence to strata lot 97 with regard to the removal of tin foil from a bedroom window.

Carwash Tap

Staff were requested to have a plumber inspect and adjust the carwash tap, which does not appear to be working properly at this time.

Electrical Room Inspection

It was agreed that staff would inspect the electrical room on the west side of the property for resloping of land to control drainage away from the electrical room.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:32 pm, until Tuesday, May 29, 2007 at 7:00 pm in the exercise room.

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**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, MARCH 13, 2007 AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance:

Dave Davies, President
Carol Cruickshank, Treasurer
Mark Cockle, Vice-President
Lars Bach
Gordon World

Allan Grandy,
Strataco Management Ltd.

Absent with leave

Michael Layne
Brian Kingsley

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Dave Davies, at 7:06 pm.

MINUTES OF THE MEETING OF JANUARY 30, 2007:

It was

MOVED & SECONDED:

That the minutes of the meeting of January 30, 2007 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President reviewed notices regarding parking violations which had been distributed since the last meeting of the Strata Council. Council then discussed parking related matters with regards to enforcement issues.

STRATA MANAGER'S REPORT:

1) Finance Report

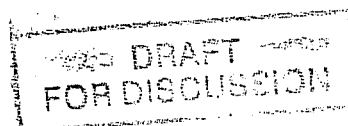
Financial Statements

The Manager tabled copies of the financial statements for the months of January and February 2007. The Treasurer reported that she had reviewed the financial statements and found them to be in order. It was then

MOVED AND SECONDED:

That the financial statements for the months of January and February 2007 be adopted as distributed.

MOTION CARRIED



Receivables Report

The Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters at this time, other than those actions already initiated by the Strata Council.

Investment Statement

The Manager tabled for Council's information copies of the most recent investment statement submitted by RBC Dominion Securities.

2) Staff Report

Parking

It was noted that this matter was discussed during the President's report.

Letter to City of Burnaby

Council reviewed correspondence to the City of Burnaby submitted by an owner with regards to concerns for leaning trees on the City track of land to the south side of the complex.

Council then discussed additional issues contained within the correspondence from the owner as it pertains to the decision at the Annual General Meeting to replace the south side fence with a chain link style fence, as opposed to a cedar fencing system.

It was suggested by a Council member that perhaps a Special General Meeting should be called to allow the ownership to reconsider the fencing issue as some owners have expressed opposition to the use of a chain link style fencing system.

It was noted by other members of Council that the matter discussed before the owners at the Annual General Meeting had been clearly discussed and voted on, and in fact an amendment to the resolution to convert to a cedar fencing system was defeated by the owners present at that time.

It was noted by Council that various options will exist to help improve privacy after the installation of the chain link fencing system.

A poll of Council was then conducted as to whether a Special General Meeting should be called to reconsider the fencing matter. The results of the poll were that one Council member wished to have the matter reconsidered, four did not.

It was then

MOTION CARRIED UNANIMOUSLY

That staff be authorized to proceed with obtaining final quotations for the installation of the chain link fencing system.

MOTION CARRIED UNANIMOUSLY

Staff were requested to forward correspondence to the City of Burnaby with regards to a full description of their final plans for the pathway area to the south of the complex.

Discussion then continued on the owner's correspondence noting that the Building Committee recommends that a priority list for balcony repairs be established by the repair contractor, Arbutus Vinyl. It was agreed that the contractor would be requested to establish a priority balcony repair listing of the remaining balconies to be completed.

BW Contracting

The Manager tabled copies of correspondence from BW Contracting noting that, as a result of knee surgery, Neil Wotherspoon would be unable to continue as the groundskeeper for the Strata Corporation. Bart Wotherspoon assumed the responsibility on behalf of Neil Wotherspoon, and in turn has now transferred the grounds sweeping contract to Greg Stoshic, effective April 1, 2007.

Indemnity Agreement Summary

The Manager tabled for Council's information the updated Indemnity Agreement summary.

Graffiti Removal

It was noted that this matter had been tabled at the previous meeting of the Strata Council.

Council discussed whether authorization should be granted to staff to request the painting out of graffiti to the south side perimeter fencing system. After some discussion, it was

MOVED AND SECONDED:

That staff be authorized to retain the services of a contractor to paint out the graffiti.

MOTION CARRIED UNANIMOUSLY

3) Completed Items

The Manager advised that since the last meeting of the Strata Council the following items had been completed: receipt of quotation from E & H Duct Cleaning to undertake dryer vent inspection; inspection of strata lot 11 drain tile by PacWest Enterprises; correspondence to Master Painters & Decorators Association and Prostar Painting regarding exterior painting project; receipt of quotation from Dependable Lock for re-keying of common areas; fence repair at strata lot 54 by Restoration Services; repair to entry gate keypad by Overhead Door; repair to gutter at strata lot 58 by Restoration Services; roof shingle repairs at strata lot 78 by Total Property Services; correspondence to Burnaby Fire Department regarding Strata Council list; correspondence to Mundie's Towing regarding Strata Council list.

With regards to the quotation submitted by E & H Duct Cleaning, it was

MOVED AND SECONDED:

That staff be authorized to accept the proposal of E & H Duct Cleaning for the inspection of the dryer vents.

MOTION CARRIED UNANIMOUSLY

It was noted by Council that it would be preferable to have the inspection done on a weekend when more people would be at home to allow for completion of the inspection.

A lengthy discussion then ensued with regards to the investigation of drain tile problems at strata lot 11. It was noted that as authorized by the Strata Council, PacWest Enterprises had excavated beside the strata lot to inspect the location and functioning of the drain tiles. PacWest Enterprises had discovered that the drain tile system, while clear and free running, had been originally installed above footings for the foundation, but below the balcony slab. Normal installation would call for the drain tiles to be below the footings for the foundation.

PacWest Enterprises suggested an additional alternative modification to the drain tile system to improve drainage of water from the area during heavy prolonged downpours, which have resulted in periodic leakage into the basement of the strata lot in question. It was noted that a significant cost would incur in undertaking such repairs, and that these recommended repairs did not carry a guarantee for success.

After further discussion, it was agreed that the Strata Corporation would hire the services of a consulting engineer to review the work and findings of PacWest Enterprises, and to establish a recommended course of action to correct the leakage into the basement of strata lot 11.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) **In Progress**

The Manager advised that the following items remain in progress: clean up of enterphone directory board by BW Contracting; start up of irrigation system by University Sprinklers; deck repair at strata lot 27 by Arbutus Vinyl; roof leak repair at strata lot 5 carport area by Marine Roofing & Sheet Metal; final payout for railing installation to Oakridge Contracting.

It was noted that a repair to the handrail near the back stairway was required by Oakridge Contracting to remove bolts that were left protruding, and to clean up the area. After further discussion, it was

MOVED AND SECONDED:

That authorization be granted to payout the final holdback for the railing repairs to Oakridge Contracting.

MOTION CARRIED UNANIMOUSLY

5) **Landscaping**

Para Space Landscaping

The Manager tabled copies of correspondence to Para Space Landscaping confirming the renewal of their landscape maintenance contract with the Strata Corporation for the 2007 growing season.

6) **Correspondence**

The Manager tabled copies of correspondence regarding the following: south fence replacement; Indemnity Agreement receipt.

OTHER BUSINESS:

Meeting Schedule

Council discussed the meeting schedule for the balance of the year. It was agreed that the Strata Council would return to its previously established meeting schedule on the last Tuesday of each month. The next meeting of the Strata Council would be Tuesday, April 24, 2007 at 7:00 pm in the exercise room.

Soaker Hoses

Staff were requested to remind Para Space Landscaping that they should reinstall the soaker hoses that they moved from the garden areas. It was agreed that soaker hoses would be left out at this time until the end of the summer season.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:20 pm, until Tuesday, April 24, 2007 at 7:00 pm in the exercise room.

STRATACO MANAGEMENT LTD.

8553 Commerce Court

Burnaby, BC

V5A 4N4

Tel: 604-294-4141

Fax: 604-294-8956



Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes as there will be a charge to the owner for replacement copies.

/mk

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 93,
FRANCISCO LANE, HELD ON TUESDAY, JANUARY 30, 2007, AT 7:00 PM IN THE
EXERCISE ROOM, 6700 RUMBLE STREET, BURNABY, BC**

Council in attendance:

Dave Davies, President
Mark Cockle, Vice-President
Carol Cruickshank, Treasurer
Michael Layne
Lars Bach
Brian Kingsley

Allan Grandy,
Strataco Management Ltd.

Absent with leave Gordon World

CALL TO ORDER:

The meeting was called to order at 7:04 pm.

ELECTION OF STRATA COUNCIL EXECUTIVE:

Nominations were called for the position of Strata Council President. Mr. Dave Davies was duly nominated, and there being no further nominations, was declared elected by acclamation.

Nominations were then called for the position of Strata Council Vice-President. Mr. Mark Cockle was duly nominated, and there being no further nominations, was declared elected by acclamation.

The following Committee appointments were then confirmed:

Finance Committee	Carol Cruickshank
Building Committee	Lars Bach, Brian Kingsley

MINUTES OF THE MEETING OF OCTOBER 24, 2006:

It was

MOVED & SECONDED:

That the minutes of the meeting of October 24, 2006 be adopted as distributed.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

It was reported that in conjunction with the renewal of the contract for services between the Strata Corporation and Strataco Management Ltd., the revised contract wording had been provided to Council for their review and signature. The documents are to be signed and returned to staff.

It was noted that as a result of the recent winter windstorms, rainstorms and snow, damage has been caused to some of the trees on the property. Paraspace Landscaping, Davey Tree Service and Al's Tree Service have been involved in the removal of storm damaged trees.

**DRAFT
FOR DISCUSSION**

Some shingle damage has also occurred to the roofing systems, and Marine Roofing is attending to repairs.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Manager tabled copies of the financial statements for the months of September, October, November and December 2006. The outgoing Treasurer reported that he had reviewed the financial statements and found them to be in order. It was then

MOVED AND SECONDED:

That the financial statements for the months of September, October, November and December 2006 be adopted as distributed.

MOTION CARRIED

Receivables Report

The Manager reviewed with Council those strata lots having outstanding balances as of the date of the meeting. No action was recommended by staff on any collection matters at this time, other than those actions already initiated by the Strata Council.

Notice of 2007 Strata Fees and Special Levy

The Manager confirmed distribution of the notice of strata fees and special levy to all owners subsequent to the Annual General Meeting.

Investment Accounts

The Manager confirmed that the Strata Corporation's investment accounts had been transferred to RBC Dominion Securities to ensure compliance with the requirements of the Real Estate Council of B.C. in regards to the handling of investments of Strata Corporations.

2) Staff Report

Indemnity Agreement Summary

The Manager tabled the updated Indemnity Agreement summary for Council's information.

Rental Information Sheet

The Manager tabled the most recent rental information sheet, confirming that one strata lot was known to be rented at Francisco Lane.

Chain Link Fence Installation

The Manager referred Council to correspondence received with regards to a request by two owners that a decision of the ownership at the Annual General Meeting be set aside, and that reconsideration be given to replacing the south perimeter fence with a cedar fencing system as opposed to the chain link fencing system approved at the Annual General Meeting. In considering the matter, it was noted by the Strata Council that the owners in attendance at the Annual General Meeting discussed this particular

issue at some length, and that an amending motion was put forward which called for the installation of a cedar style fencing system instead of chain link. The amended motion was not supported by the owners represented at the meeting. It was further noted that the Strata Council can instruct staff to take no action on the implementation of the owners' decision, but that the Council cannot overturn the decision. If the Strata Council wishes, it can instruct staff to call a Special General Meeting, or hold the matter in abeyance until the next Annual General Meeting for reconsideration.

After further discussion, Council did not instruct staff to call a Special General Meeting, nor were staff asked to hold off on implementation of the owners' decision until the next Annual General Meeting to allow reconsideration of the matter. Council noted that the owners had been given ample time to consider the issue, and to attend the Annual General Meeting where it was discussed fully. Staff were requested to forward correspondence to the two owners who had written to the Council concerning this matter.

3) **Completed Items**

The Manager advised that since the last meeting of the Strata Council the following items had been completed: gutter cleaning by Sherwood Services; authorization to Marine Roofing to repair carport roof leak at strata lot 11; report on basement leak at strata lot 11; discussion on camera inspection of perimeter drain tiles; receipt of revised painting contract from ProStar Painting; repairs to entry gate system; roof leak repair by Marine Roofing due to wind and rain damage at strata lot 18; authorization to Arbutus Vinyl to proceed with balcony deck repairs at strata lots 12, 60, 93, 94 and 101; authorization for snow clearing services; room rental for Annual General Meeting; repair (gutter overflow) at strata lot 38; completion of water damage backup repairs at strata lots 50 and 52 by PacWest Restoration; gutter repairs at strata lots 15, 58 and 100 by Restoration Services; authorization to Marine Roofing for roof shingle repairs at strata lot 78.

It was noted that despite all of the work performed at strata lot 11 in checking and clearing perimeter drain tile systems, leakage has reoccurred in one corner of the basement of the strata lot. The attending contractors have now expressed concern that as no visible signs of blockage within the drainage system can be found, the perimeter drain tile system may be at an inappropriate level, which allows for water penetration into the basement area of the strata lot during heavy storms. It was recommended that the perimeter drain tile system be opened up for inspection at a critical point to determine whether or not improper elevation is a concern. After some discussion it was

MOVED AND SECONDED:

That staff be authorized to proceed with the inspection of the drain tile system as recommended by PacWest Restoration.

MOTION CARRIED

With regards to the camera inspection of the drain tile system, it was agreed by Council that after the perimeter drain has been inspected at strata lot 11, a camera inspection of other areas of the drain tile system can proceed.

With regards to the exterior painting program, as authorized by the owners at the Annual General Meeting, it was

MOVED AND SECONDED:

To accept the revised painting contract submitted by ProStar Painting, and that MPDA be authorized to prepare the required contracts for signature to finalize the work to be completed during the summer of 2007.

MOTION CARRIED

It has been noted that from time to time, balconies are being reported as requiring resurfacing repairs after significantly sized soft spots have developed in the balcony surfaces themselves. All owners are reminded of the importance of reporting to staff any damage to their balconies at the earliest opportunity. By catching problems quickly the costs of repair can be reduced.

4) In Progress

The Manager advised that the following items remain in progress: receipt of report on attic repair at strata lot 23 by Total Property Services; completion of handrail replacement work by Oakwood Contracting; receipt of owner's memo on dryer vent and balcony repairs.

The Manager tabled copies of inspection reports and certificates for payment from VVV Services. It was noted that the holdback for work remains outstanding at this time.

With regards to the memo from an owner regarding dryer vent and balcony repairs, the Building Committee has agreed to investigate.

5) Landscaping

Tree Maintenance

The Manager confirmed that Davey Tree Service, Al's Tree Service and Paraspace Landscaping have been authorized to attend to emergency tree repairs and removal as a result of recent windstorms and damage caused to the trees.

Maintenance Tenders

The Manager tabled copies of correspondence forwarded to various contractors requesting maintenance tenders for the 2007 growing season. The Manager presented the tenders received, from Paraspace Landscaping and Contour Landscaping. After review of the tenders, and in light of satisfaction with the services previously provided by Paraspace Landscaping, it was

MOVED AND SECONDED:

That the quotation submitted by Paraspace Landscaping be accepted as presented.

MOTION CARRIED

Tree Maintenance Reports

It was noted that tree maintenance reports previously authorized by Council had been delayed as a result of the inclement weather and the emergency workloads of arborists

working in the Lower Mainland. The reports are anticipated to be received from Davey Tree Service and Al's Tree Service prior to the next meeting of the Strata Council.

6) **Insurance**

Cunningham Lindsay

The Manager tabled copies of correspondence from Cunningham Lindsay, relating to funds received by the Strata Corporation in reimbursement for an insurance deductible paid as a result of a vehicle impact with a fire hydrant outside of the complex in July 2005.

Coastal Insurance Services

The Manager tabled copies of correspondence from Coastal Insurance Services confirming the endorsement requested to the Strata Corporation's policy in October 2006, adjusting the valuation of the insurance policy to match that of the independent appraisal report.

A copy of the 2007 certificate of insurance was provided, confirming the renewal of the Strata Corporation's insurance policy with Coastal Insurance Services effective January 1, 2007. A copy of the certificate is attached to the minutes for the information of the owners. Please note in particular the water loss deductible.

Owners are reminded that the Strata Corporation's insurance policy does not cover personal belongings or improvements which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, and that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

Owners are further reminded to ensure that they query their broker about obtaining coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

If owners have any questions regarding their insurance requirements or their current homeowner policy, they are urged to take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverages to avoid any financial hardship in case of an insurable claim.

Water Loss Claims

The Manager confirmed that water loss claims remained open at this time, pertaining to strata lots 11, 50 and 52.

7) **Correspondence**

The Manager tabled copies of correspondence regarding election and re-election to Council; tree damage; interior repairs; appreciation; and welcome packages.

OTHER BUSINESS:

Pavement Cracks

It was noted that as a result of the cold winter weather and the snowstorms, some additional cracking has been observed in the asphalt surfaces. It will be necessary for the Strata Corporation to consider sealing the cracks during the summer of 2007.

Exercise Room

Council seeks the cooperation of all residents in returning the weights in the exercise room to their proper storage location after use. Please also ensure that the windows are closed when leaving the exercise room.

Soliciting

It was noted that soliciting is not permitted within the complex.

Lock Repair

It was confirmed that Canada Post has reported a problem with the microswitch, which was preventing them from accessing the complex to deliver mail. Repair staff have determined that the microswitch was working properly, and that the problem with access was the electrical striker plate at the entrance to the complex. This has been replaced by Dependable Lock.

Staff were requested to have a contractor check on the operation of the key pad at the entrance to the complex.

Enterphone Directory Board

Staff were requested to ask the onsite groundskeeper to tidy up the enterphone directory board.

Graffiti

Some discussion was held with regards to the ongoing graffiti problems. It was noted that the past instructions of the Strata Council to staff have been to make arrangements for the graffiti to be painted over twice during the year. It was agreed that this matter would be discussed again at the next meeting of the Strata Council.

Visitor Parking

A review of visitor parking concerns was then undertaken. It is noted that the visitor parking area is reserved exclusively for guests of residents of Francisco Lane, and that residents may not park in the visitor parking stalls.

Supplemental Parking List

Staff were requested to forward a copy of the supplemental parking stall list to the Council for their information.

Rekeying

Staff were requested to obtain a costing estimate for the rekeying of the main locks into the complex at the entrance gates and the rec centre.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:14 pm, until Tuesday, February 27, 2007, at 7:00 pm in the exercise room.

STRATACO MANAGEMENT LTD.

8553 Commerce Court

Burnaby, BC

V5A 4N4

Tel: 604-294-4141

Fax: 604-294-8956



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/dc



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website -www.coastalinsurance.com - e-mail: info@coastalinsurance.com

Policy No. CLMS 93 **DECLARATIONS** **Renewal**

Name of Insured:	The Owners of Strata Plan LMS 93 Francisco Lane
Location Address:	6700 Rumble Street, Burnaby, BC, V5E 4H7
Additional Named Insured & Mailing Address:	Strataco Management Ltd., 8553 Commerce Court, Burnaby, BC V5A 4N4
Policy Period:	12/31/06 to 12/31/07 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES - STR09/06R		
All Property, All Risks, Stated Amount Co-Insurance, Bylaws, Replacement Cost	2,500	20,200,000
Water Damage	5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	5,000	Included
Earthquake Damage	10%	Included
Flood Damage	10,000	Included
Key & Lock	250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Form 820000 (11/98)	100	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102(Rev.11/98)		
Coverage A - Bodily Injury & Property Damage Liability	Per Occurrence 500	10,000,000
Products & Completed Operations	Aggregate 500	10,000,000
Coverage B - Personal Injury Liability	Per Occurrence 500	10,000,000
Coverage C - Medical Payments	Any One Person 2,500	25,000
	Per Occurrence 500	500,000
Coverage D - Tenants Legal Liability		
Non-Owned Automobile - SPF #6 - Form 335002	Per Occurrence	10,000,000
Contractual Liability - SEF #96	Per Occurrence 500	50,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99	Per Occurrence	10,000,000
Limited Pollution Liability Coverage	Aggregate	1,000,000
Employee Benefit Liability - Form 000200	Aggregate 1,000	1,000,000
Advertising Liability - Form 000117	Per Occurrence	500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2(04/01) Claims Made Form		2,000,000
Condominium Discrimination Defense Costs	Per Occurrence 500 Retention	10,000
	Aggregate 500 Retention	25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP(05/04)		
Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN Form 9224344 - Plan II		
Principal Sum - \$ 100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)	7 Day Waiting Period	100,000
Accident Expenses - various up to \$5,000 (see policy wording) Dental Expense - \$2,500		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Form 500000 (Rev.01/2000)		
I Employee Dishonesty - Form A		10,000
II Loss Inside the Premises		5,000
III Loss Outside the Premises		5,000
IV Money Orders and Counterfeit Paper Currency		5,000
V Depositors Forgery		5,000
EQUIPMENT BREAKDOWN		
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016(02/06)	1,000	20,200,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)	1,000	10,000
III Extra Expense - Form C780033 (02/06)	24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)	24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This Policy contains a clause(s), which may limit the amount payable.

This policy shall not be valid or binding unless countersigned by a duly
Authorized Representative of the Insurer.

Authorized Representative
Coastal Insurance Services Ltd.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website -www.coastalinsurance.com - e-mail: info@coastalinsurance.com

SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan LMS 93 Francisco Lane
Policy # CLMS 93

Term: 12/31/06 to 12/31/07 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35	7,070,000
Axa Pacific Insurance Company	Property	35	7,070,000
Royal & SunAlliance Insurance Company	Property	30	6,060,000
Aviva Insurance Company of Canada	Commercial General Liability	100	10,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty - Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	20,200,000
Axa Assurances Inc.	Volunteer Accident Insurance Plan II	100	100,000

DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT

The Financial Institutions act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction.

1. I, Sandra Krenz, am licensed as a general insurance agent by the Insurance Council of British Columbia
2. This transaction is between you and Aviva Insurance Company of Canada, Axa Pacific Insurance Company & Royal & SunAlliance Insurance Company (Insurer) and as indicated on the policies.
3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer
4. The nature and extent of the Insurer's interest in the agency is none.
5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer
6. The Financial Institutions act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.

Total Premium:

\$23,716.

E&OE/SK

Insured's Copy

Francisco Lane

"THE OWNERS STRATA PLAN LMS 93"

8553 Commerce Court
Burnaby, BC
V5A 4N4
Phone: 604-294-4141
Fax: 604-294-8956

December 19, 2006

The Owners
Strata Plan LMS 93
Francisco Lane



Re: 2007 operating budget and strata fees

Dear Owners:

Attached please find a copy of the 2007 operating budget approved by the ownership at the recent General Meeting.

Your monthly strata fee, retroactive to October 1, 2006, is shown on the attached schedule. If you have made payment for October, November and December 2006 in the old amount, you will have to add the difference to your January 2007 payment.

The owners also approved a special levy in the amount of \$54,540.00 to augment the funding of the contingency reserve fund, to be due and payable from the owners of record as at December 18, 2006, in accordance with unit entitlement, in twelve equal payments commencing January 1, 2007 to December 1, 2007. If you are on the pre-authorized payment plan and do not wish the special levy to be withdrawn along with your regular strata fee withdrawal, please notify our office by December 22, 2006; otherwise, please submit cheques payable to "LMS 93 Special Levy". Please find attached the schedule of special levy payments payable.

Owners on the pre-authorized payment plan are asked to note that the January 1, 2007 withdrawal will include the difference for October, November and December 2006, and commencing February 1, 2007 the monthly withdrawal will be reduced to the amount shown on the attached schedule for the remainder of the fiscal year.

To ensure your account is current at all times, please consider one of the following payment options:

LMS 93 Owners
December 19, 2006

1. **Pre-Authorized Payment:**

The pre-authorized payment plan provides for an automatic transfer from your account to that of the Strata Corporation. If you wish to enroll on this plan, please contact our Accounting Department and an application form will be sent to you.

2. **Post-Dated Cheques:**

We would be pleased to accept a series of post-dated cheques for the upcoming fiscal year.

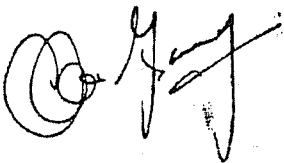
Should you choose to pay by cheque, your cheque should be made payable to your strata plan (the strata plan number appears at the top of this notice) and your strata lot and unit number written on the cheque. This will ensure proper credit to your account.

Please remember that all strata fees are due and payable on the 1st day of the month, in advance, and if not paid in a timely manner your account will be subject to late payment charges pursuant to the Strata Corporation's bylaws.

Thank you for keeping your account current, and should you have any questions or require further information please do not hesitate to contact our office.

Sincerely yours,

STRATACO MANAGEMENT LTD.



Allan Grandy,
Property Manager

/eb

attachments

STRATA PLAN LMS 93 - FRANCISCO LANE
2006 - 2007 OPERATING BUDGET

INCOME

Interest - operating fund	\$	500.00
Strata fees		267,831.00
Parking fees		<u>4,700.00</u>
TOTAL INCOME	\$	273,031.00

EXPENDITURES

General

Audit	\$	1,000.00
General Meeting		125.00
Insurance		25,000.00
Management fees		22,600.00
Janitorial contract		10,980.00
Legal		100.00
Council administration		100.00
Records storage		107.00
Duplicating/postage		2,800.00
Moving charges		320.00
Bank charges		<u>425.00</u>
Sub-total General	\$	63,557.00

Building

Fire protection equipment	\$	300.00
Pest control services		1,400.00
Entry gate		800.00
General maintenance		5,500.00
Locks & keys		400.00
Repairs - exterior		50,000.00
Roof repairs/maintenance		4,000.00
Interior repairs		3,000.00
Refuse removal		6,100.00
Enterphone system		530.00
Supplies		1,000.00
Insurance claims		<u>15,000.00</u>
Sub-total Building	\$	88,030.00

Grounds

Electricity	\$	4,900.00
Improvements		3,000.00
Irrigation		1,200.00
Fire hydrants		400.00
Landscaping		35,000.00

Repairs	3,000.00
Supplies	100.00
Tree maintenance	3,000.00
Road/sewer maintenance	2,200.00
Snow removal	<u>3,000.00</u>
Sub-total Grounds	\$ 55,800.00
<u>Recreation Facilities</u>	
Chemicals	\$ 1,300.00
Pool electricity & heat	4,600.00
Building maintenance	1,000.00
Pool repairs	800.00
Supplies	200.00
Pool licenses	<u>350.00</u>
Sub-total Recreation Facilities	\$ 8,250.00
Contingency Fund	\$ 57,394.00
Total budget expenses	\$ 273,031.00

FRANCISCO LANE

STRATA PLAN LMS 93

2006/2007 SCHEDULE OF STRATA FEES

\$267,831.00

2006/2007 ANNUAL STRATA FEES

\$ 210,437.00 \$ 57,394.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
1	1	1480	\$ 2,656.16	\$ 173.91	\$ 47.43	\$ 221.35
2	2	1448	\$ 2,598.73	\$ 170.15	\$ 46.41	\$ 216.56
3	3	1448	\$ 2,598.73	\$ 170.15	\$ 46.41	\$ 216.56
4	4	1448	\$ 2,598.73	\$ 170.15	\$ 46.41	\$ 216.56
5	5	1628	\$ 2,921.78	\$ 191.31	\$ 52.18	\$ 243.48
6	6	2073	\$ 3,720.42	\$ 243.60	\$ 66.44	\$ 310.04
7	7	1603	\$ 2,876.91	\$ 188.37	\$ 51.37	\$ 239.74
8	8	1609	\$ 2,887.68	\$ 189.07	\$ 51.57	\$ 240.64
9	9	1484	\$ 2,663.34	\$ 174.38	\$ 47.56	\$ 221.95
10	10	1841	\$ 3,304.05	\$ 216.34	\$ 59.00	\$ 275.34
11	11	2023	\$ 3,630.69	\$ 237.72	\$ 64.84	\$ 302.56
12	12	1355	\$ 2,431.83	\$ 159.23	\$ 43.43	\$ 202.65
13	13	1616	\$ 2,900.24	\$ 189.90	\$ 51.79	\$ 241.69
14	14	1480	\$ 2,656.16	\$ 173.91	\$ 47.43	\$ 221.35
15	15	1836	\$ 3,295.08	\$ 215.75	\$ 58.84	\$ 274.59
16	16	1335	\$ 2,395.93	\$ 156.88	\$ 42.79	\$ 199.66
17	17	1340	\$ 2,404.90	\$ 157.46	\$ 42.95	\$ 200.41
18	18	1321	\$ 2,370.81	\$ 155.23	\$ 42.34	\$ 197.57
19	19	1330	\$ 2,386.96	\$ 156.29	\$ 42.63	\$ 198.91
20	20	1593	\$ 2,858.97	\$ 187.19	\$ 51.05	\$ 238.25
21	21	1389	\$ 2,492.85	\$ 163.22	\$ 44.52	\$ 207.74
22	22	1391	\$ 2,496.43	\$ 163.46	\$ 44.58	\$ 208.04
23	23	1385	\$ 2,485.67	\$ 162.75	\$ 44.39	\$ 207.14
24	24	1384	\$ 2,483.87	\$ 162.63	\$ 44.36	\$ 206.99
25	25	1386	\$ 2,487.46	\$ 162.87	\$ 44.42	\$ 207.29
26	26	1374	\$ 2,465.92	\$ 161.46	\$ 44.04	\$ 205.49
27	27	1636	\$ 2,936.14	\$ 192.25	\$ 52.43	\$ 244.68
28	28	1634	\$ 2,932.55	\$ 192.01	\$ 52.37	\$ 244.38
29	29	1499	\$ 2,690.26	\$ 176.15	\$ 48.04	\$ 224.19
30	30	1843	\$ 3,307.64	\$ 216.57	\$ 59.07	\$ 275.64
31	31	1335	\$ 2,395.93	\$ 156.88	\$ 42.79	\$ 199.66
32	32	1330	\$ 2,386.96	\$ 156.29	\$ 42.63	\$ 198.91
33	33	1343	\$ 2,410.29	\$ 157.82	\$ 43.04	\$ 200.86
34	34	1332	\$ 2,390.55	\$ 156.52	\$ 42.69	\$ 199.21
35	35	1829	\$ 3,282.52	\$ 214.92	\$ 58.62	\$ 273.54
36	36	1501	\$ 2,693.85	\$ 176.38	\$ 48.11	\$ 224.49
37	37	1324	\$ 2,376.19	\$ 155.58	\$ 42.43	\$ 198.02
38	38	1339	\$ 2,403.11	\$ 157.35	\$ 42.91	\$ 200.26
39	39	1329	\$ 2,385.16	\$ 156.17	\$ 42.59	\$ 198.76
40	40	1376	\$ 2,469.51	\$ 161.69	\$ 44.10	\$ 205.79
41	41	1384	\$ 2,483.87	\$ 162.63	\$ 44.36	\$ 206.99

FRANCISCO LANE

STRATA PLAN LMS 93

2006/2007 SCHEDULE OF STRATA FEES

\$267,831.00

2006/2007 ANNUAL STRATA FEES

\$ 210,437.00 \$ 57,394.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
42	42	1384	\$ 2,483.87	\$ 162.63	\$ 44.36	\$ 206.99
43	43	1381	\$ 2,478.49	\$ 162.28	\$ 44.26	\$ 206.54
44	44	1741	\$ 3,124.58	\$ 204.58	\$ 55.80	\$ 260.38
45	45	1601	\$ 2,873.32	\$ 188.13	\$ 51.31	\$ 239.44
46	46	1448	\$ 2,598.73	\$ 170.15	\$ 46.41	\$ 216.56
47	47	1445	\$ 2,593.35	\$ 169.80	\$ 46.31	\$ 216.11
48	48	1454	\$ 2,609.50	\$ 170.86	\$ 46.60	\$ 217.46
49	49	1469	\$ 2,636.42	\$ 172.62	\$ 47.08	\$ 219.70
50	50	1515	\$ 2,718.98	\$ 178.03	\$ 48.55	\$ 226.58
51	51	1451	\$ 2,604.12	\$ 170.51	\$ 46.50	\$ 217.01
52	52	1442	\$ 2,587.96	\$ 169.45	\$ 46.21	\$ 215.66
53	53	1452	\$ 2,605.91	\$ 170.62	\$ 46.54	\$ 217.16
54	54	1561	\$ 2,801.53	\$ 183.43	\$ 50.03	\$ 233.46
55	55	1588	\$ 2,849.99	\$ 186.61	\$ 50.89	\$ 237.50
56	56	1321	\$ 2,370.81	\$ 155.23	\$ 42.34	\$ 197.57
57	57	1321	\$ 2,370.81	\$ 155.23	\$ 42.34	\$ 197.57
58	58	1343	\$ 2,410.29	\$ 157.82	\$ 43.04	\$ 200.86
59	59	1475	\$ 2,647.19	\$ 173.33	\$ 47.27	\$ 220.60
60	60	1842	\$ 3,305.85	\$ 216.45	\$ 59.03	\$ 275.49
61	61	1585	\$ 2,844.61	\$ 186.25	\$ 50.80	\$ 237.05
62	62	1340	\$ 2,404.90	\$ 157.46	\$ 42.95	\$ 200.41
63	63	1338	\$ 2,401.32	\$ 157.23	\$ 42.88	\$ 200.11
64	64	1340	\$ 2,404.90	\$ 157.46	\$ 42.95	\$ 200.41
65	65	1475	\$ 2,647.19	\$ 173.33	\$ 47.27	\$ 220.60
66	66	1820	\$ 3,266.36	\$ 213.87	\$ 58.33	\$ 272.20
67	67	1336	\$ 2,397.73	\$ 156.99	\$ 42.82	\$ 199.81
68	68	1324	\$ 2,376.19	\$ 155.58	\$ 42.43	\$ 198.02
69	69	1320	\$ 2,369.01	\$ 155.11	\$ 42.30	\$ 197.42
70	70	1336	\$ 2,397.73	\$ 156.99	\$ 42.82	\$ 199.81
71	71	1637	\$ 2,937.93	\$ 192.36	\$ 52.46	\$ 244.83
72	72	1638	\$ 2,939.73	\$ 192.48	\$ 52.50	\$ 244.98
73	73	1530	\$ 2,745.90	\$ 179.79	\$ 49.04	\$ 228.82
74	74	1831	\$ 3,286.10	\$ 215.16	\$ 58.68	\$ 273.84
75	75	1637	\$ 2,937.93	\$ 192.36	\$ 52.46	\$ 244.83
76	76	1651	\$ 2,963.06	\$ 194.01	\$ 52.91	\$ 246.92
77	77	1521	\$ 2,729.75	\$ 178.73	\$ 48.75	\$ 227.48
78	78	1833	\$ 3,289.69	\$ 215.39	\$ 58.75	\$ 274.14
79	79	1330	\$ 2,386.96	\$ 156.29	\$ 42.63	\$ 198.91
80	80	1322	\$ 2,372.60	\$ 155.35	\$ 42.37	\$ 197.72
81	81	1310	\$ 2,351.06	\$ 153.94	\$ 41.98	\$ 195.92
82	82	1327	\$ 2,381.57	\$ 155.94	\$ 42.53	\$ 198.46

FRANCISCO LANE

STRATA PLAN LMS 93

2006/2007 SCHEDULE OF STRATA FEES

\$267,831.00

2006/2007 ANNUAL STRATA FEES

\$ 210,437.00 \$ 57,394.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
83	83	1573	\$ 2,823.07	\$ 184.84	\$ 50.41	\$ 235.26
84	84	1380	\$ 2,476.69	\$ 162.16	\$ 44.23	\$ 206.39
85	85	1372	\$ 2,462.34	\$ 161.22	\$ 43.97	\$ 205.19
86	86	1372	\$ 2,462.34	\$ 161.22	\$ 43.97	\$ 205.19
87	87	1381	\$ 2,478.49	\$ 162.28	\$ 44.26	\$ 206.54
88	88	1364	\$ 2,447.98	\$ 160.28	\$ 43.72	\$ 204.00
89	89	1365	\$ 2,449.77	\$ 160.40	\$ 43.75	\$ 204.15
90	90	1381	\$ 2,478.49	\$ 162.28	\$ 44.26	\$ 206.54
91	91	1377	\$ 2,471.31	\$ 161.81	\$ 44.13	\$ 205.94
92	92	1379	\$ 2,474.90	\$ 162.05	\$ 44.20	\$ 206.24
93	93	1384	\$ 2,483.87	\$ 162.63	\$ 44.36	\$ 206.99
94	94	1379	\$ 2,474.90	\$ 162.05	\$ 44.20	\$ 206.24
95	95	1368	\$ 2,455.16	\$ 160.75	\$ 43.84	\$ 204.60
96	96	1373	\$ 2,464.13	\$ 161.34	\$ 44.00	\$ 205.34
97	97	1385	\$ 2,485.67	\$ 162.75	\$ 44.39	\$ 207.14
98	98	1389	\$ 2,492.85	\$ 163.22	\$ 44.52	\$ 207.74
99	99	1381	\$ 2,478.49	\$ 162.28	\$ 44.26	\$ 206.54
100	100	1382	\$ 2,480.28	\$ 162.40	\$ 44.29	\$ 206.69
101	101	1600	\$ 2,871.53	\$ 188.02	\$ 51.28	\$ 239.29
149234			\$ 267,831.00	\$ 17,536.42	\$ 4,782.83	\$ 22,319.25

FRANCISCO LANE

OPTION A

STRATA PLAN LMS 93

\$54,540.00

CONTINGENCY RESERVE FUND SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/07 - DEC 1/07

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
1	1	1480	\$ 540.89	\$ 45.07
2	2	1448	\$ 529.20	\$ 44.10
3	3	1448	\$ 529.20	\$ 44.10
4	4	1448	\$ 529.20	\$ 44.10
5	5	1628	\$ 594.98	\$ 49.58
6	6	2073	\$ 757.61	\$ 63.13
7	7	1603	\$ 585.84	\$ 48.82
8	8	1609	\$ 588.04	\$ 49.00
9	9	1484	\$ 542.35	\$ 45.20
10	10	1841	\$ 672.82	\$ 56.07
11	11	2023	\$ 739.34	\$ 61.61
12	12	1355	\$ 495.21	\$ 41.27
13	13	1616	\$ 590.59	\$ 49.22
14	14	1480	\$ 540.89	\$ 45.07
15	15	1836	\$ 671.00	\$ 55.92
16	16	1335	\$ 487.90	\$ 40.66
17	17	1340	\$ 489.72	\$ 40.81
18	18	1321	\$ 482.78	\$ 40.23
19	19	1330	\$ 486.07	\$ 40.51
20	20	1593	\$ 582.19	\$ 48.52
21	21	1389	\$ 507.63	\$ 42.30
22	22	1391	\$ 508.36	\$ 42.36
23	23	1385	\$ 506.17	\$ 42.18
24	24	1384	\$ 505.81	\$ 42.15
25	25	1386	\$ 506.54	\$ 42.21
26	26	1374	\$ 502.15	\$ 41.85
27	27	1636	\$ 597.90	\$ 49.83
28	28	1634	\$ 597.17	\$ 49.76
29	29	1499	\$ 547.83	\$ 45.65
30	30	1843	\$ 673.55	\$ 56.13
31	31	1335	\$ 487.90	\$ 40.66
32	32	1330	\$ 486.07	\$ 40.51
33	33	1343	\$ 490.82	\$ 40.90
34	34	1332	\$ 486.80	\$ 40.57
35	35	1829	\$ 668.44	\$ 55.70
36	36	1501	\$ 548.56	\$ 45.71
37	37	1324	\$ 483.88	\$ 40.32
38	38	1339	\$ 489.36	\$ 40.78
39	39	1329	\$ 485.70	\$ 40.48
40	40	1376	\$ 502.88	\$ 41.91
41	41	1384	\$ 505.81	\$ 42.15

FRANCISCO LANE

OPTION A

STRATA PLAN LMS 93

\$54,540.00

CONTINGENCY RESERVE FUND SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/07 - DEC 1/07

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
42	42	1384	\$ 505.81	\$ 42.15
43	43	1381	\$ 504.71	\$ 42.06
44	44	1741	\$ 636.28	\$ 53.02
45	45	1601	\$ 585.11	\$ 48.76
46	46	1448	\$ 529.20	\$ 44.10
47	47	1445	\$ 528.10	\$ 44.01
48	48	1454	\$ 531.39	\$ 44.28
49	49	1469	\$ 536.87	\$ 44.74
50	50	1515	\$ 553.68	\$ 46.14
51	51	1451	\$ 530.29	\$ 44.19
52	52	1442	\$ 527.00	\$ 43.92
53	53	1452	\$ 530.66	\$ 44.22
54	54	1561	\$ 570.49	\$ 47.54
55	55	1588	\$ 580.36	\$ 48.36
56	56	1321	\$ 482.78	\$ 40.23
57	57	1321	\$ 482.78	\$ 40.23
58	58	1343	\$ 490.82	\$ 40.90
59	59	1475	\$ 539.06	\$ 44.92
60	60	1842	\$ 673.19	\$ 56.10
61	61	1585	\$ 579.26	\$ 48.27
62	62	1340	\$ 489.72	\$ 40.81
63	63	1338	\$ 488.99	\$ 40.75
64	64	1340	\$ 489.72	\$ 40.81
65	65	1475	\$ 539.06	\$ 44.92
66	66	1820	\$ 665.15	\$ 55.43
67	67	1336	\$ 488.26	\$ 40.69
68	68	1324	\$ 483.88	\$ 40.32
69	69	1320	\$ 482.42	\$ 40.20
70	70	1336	\$ 488.26	\$ 40.69
71	71	1637	\$ 598.27	\$ 49.86
72	72	1638	\$ 598.63	\$ 49.89
73	73	1530	\$ 559.16	\$ 46.60
74	74	1831	\$ 669.17	\$ 55.76
75	75	1637	\$ 598.27	\$ 49.86
76	76	1651	\$ 603.38	\$ 50.28
77	77	1521	\$ 555.87	\$ 46.32
78	78	1833	\$ 669.90	\$ 55.82
79	79	1330	\$ 486.07	\$ 40.51
80	80	1322	\$ 483.15	\$ 40.26
81	81	1310	\$ 478.76	\$ 39.90
82	82	1327	\$ 484.97	\$ 40.41

FRANCISCO LANE

OPTION A

STRATA PLAN LMS 93

\$54,540.00

CONTINGENCY RESERVE FUND SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/07 - DEC 1/07

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
83	83	1573	\$ 574.88	\$ 47.91
84	84	1380	\$ 504.34	\$ 42.03
85	85	1372	\$ 501.42	\$ 41.78
86	86	1372	\$ 501.42	\$ 41.78
87	87	1381	\$ 504.71	\$ 42.06
88	88	1364	\$ 498.50	\$ 41.54
89	89	1365	\$ 498.86	\$ 41.57
90	90	1381	\$ 504.71	\$ 42.06
91	91	1377	\$ 503.25	\$ 41.94
92	92	1379	\$ 503.98	\$ 42.00
93	93	1384	\$ 505.81	\$ 42.15
94	94	1379	\$ 503.98	\$ 42.00
95	95	1368	\$ 499.96	\$ 41.66
96	96	1373	\$ 501.79	\$ 41.82
97	97	1385	\$ 506.17	\$ 42.18
98	98	1389	\$ 507.63	\$ 42.30
99	99	1381	\$ 504.71	\$ 42.06
100	100	1382	\$ 505.07	\$ 42.09
101	101	1600	\$ 584.75	\$ 48.73
		149234	\$ 54,540.00	\$ 4,545.00