

**MINUTES OF THE MEETING OF THE STRATA COUNCIL STRATA PLAN VR 1691,
THE SOMERSET, HELD ON TUESDAY, JANUARY 9th, 2006 AT 6:00 P.M. IN UNIT #407-
1147 NELSON STREET, VANCOUVER, B.C.**

In Attendance:	Mike Maslenki	President	#106
	Paul Friesen	Vice-President.	#405
	David Nelson	Treasurer	#204
	Betty Carter	Secretary	#407
	Rob Todrick		#406

Regrets	Michael Chess	The Wynford Group Property Manager
	Susan Munroe	#105

1. CALL TO ORDER

The meeting was called to order by the Council President, Mike Maslenki, at 6:35 p.m.

2. MINUTES OF THE PREVIOUS MEETING

It was **MOVED** (Betty Carter) and **SECONDED** (Rob Todrick) to approve the Minutes of November 7th, 2006 Council meeting, as circulated. **CARRIED UNANIMOUSLY.**

3. BUSINESS ARISING FROM MINUTES

A. Pipe Replacement Project

It was noted that the workers are still engaged in the Parkade wrapping the pipes. Although there were a few items raised regarding safety issues, it was felt that the supervisor and employees of Cambridge Plumbing Systems attempted to accommodate everyone's needs. Further discussion will take place with Mike Chess regarding the receipt of any complaints.

B. Interior Decorating Project

Council members reviewed the updated information of the Committee (Mike Maslenki, Rob Todrick, and Susan Munroe). It was agreed that Mike Chess would be requested to put together a notification update to Owners based on the write-up by Mike Maslenki and post the notice in the lobby and the elevator. The notice will include the projected dates for the interior restoration. Council members are invited to attend meetings in Unit #106 on Monday night at 7 p.m. January 22nd and Jan. 29th to take part in discussions with the interior designer, Megan Kennedy.

C. Fire Safety Update

Council members were in agreement that this had been carried out; however, it is pending the property agent's report that every unit had been completed.

D. Security Issues (Parkade)

Pending a report from the property agent.

4. NEW BUSINESS

A. Noise Complaints

After considerable discussion, it was agreed that we would ask Mike Chess to post a general notice alerting Owners to be cognizant of the needs of those who do not have pets or children, and to keep the noise and disturbance to a minimum. Also, it was suggested that the property agent write a specific letter to the person named in the complaint bringing to her attention the nature of the complaint received.

B. Nicholson Tower - Tree Pruning

Pending Mike Chess' attention for discussion.

C. Strata Insurance Renewal

It was **MOVED** by David Nelson and **SECONDED** by Betty Carter that the Strata Insurance Renewal be accepted.

5. FINANCIAL REPORT

A. Operating Statements

The Council Treasurer approved the October 2006 Financial Statements, as prepared by The Wynford Group-November Statement is pending.

B. Receivables Report

Pending report from the Property Agent.

6. PROPERTY MANAGER'S REPORT

A. Staff Report

Pending

B. Correspondence

Pending

C. Items in Progress

Pending

7. MEETING TERMINATION

There being no further business, the meeting was terminated at 7:35 p.m.

The date and time of the next meeting will be scheduled by Michael Chess.

APPROVED _____
BY
COUNCIL: _____

DATE: _____

(11/9/06)

(MIN-11.07.169)

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN VR 1691,
THE SOMERSET, HELD ON THURSDAY, MARCH 8th, 2007, AT 6:00 P.M., IN UNIT #204 –
1147 NELSON STREET, VANCOUVER, B.C.**

In Attendance:	David Nelson	Treasurer	#204
	Betty Carter	Secretary	#407
	Rob Todrick		#406 (via telephone conference)
Property Manager:	Michael Chess	The Wynford Group	
Regrets:	Mike Maslenki	President	#106
	Paul Friesen	Vice-President	#405
	Susan Munroe		#105

1. **CALL TO ORDER**

The meeting was called to order by the Property Manager at 6:20 p.m.

2. **MINUTES OF THE PREVIOUS MEETING**

It was **MOVED** (Rob Todrick) and **SECONDED** (Betty Carter) to approve the Minutes of the January 9th, 2007 Council meeting, as circulated. **CARRIED UNANIMOUSLY**

3. **BUSINESS ARISING FROM MINUTES**

A. Pipe Replacement Project

Complete. Council noted that there appears to be an issue with lack of hot water in some suites. The Property Manager will contact Cambridge Plumbing Systems to see if this issue is related to the plumbing retrofit project.

Council also discussed the remaining funds in the Special Levy account, noting the balance in the account is adequate to continue with the interior decorating project as planned.

B. Interior Decorating Project

Council was provided with a copy of the interior design plans as received from Battiston Homes. The Property Manager has sent out tenders to three contractors and has conducted site meetings as well. Council also requested that Battistan Homes be invited to submit a quotation for this work.

It was **MOVED** (Rod Todrick) and **SECONDED** (David Nelson) to approve payment of the Battiston Homes invoice for interior decorating services. **CARRIED UNANIMOUSLY**

C. Fire Safety Update

All repairs completed from the annual test.

D. Security Concerns

No immediate security concerns have been reported. However, the Property Manager was requested to send a letter to the Owners of #102 about a storage locker being left open.

It was also pointed out by Council that the door at the west side of the parkade still requires a spring-loaded deadbolt to be installed.

Of further concern to Council was that a Resident has been smoking in the parkade. The Property Manager was requested to post notices accordingly.

E. Noise & Other Disturbances

Although no recent complaints have been received, it was noted that a loud disturbance occurred in the past couple of weeks. Residents are cautioned that had a complaint been lodged this could have been grounds for bylaw fines.

F. Nicholson Tower Tree Pruning

The Property Manager will e-mail the Building Manager at Nicholson Tower to request pruning of the trees on the east side of the building and to inquire about the unfinished garden area.

4. NEW BUSINESS

A. Insurance Appraisal

Attached to the Agenda for the meeting was the current insurance appraisal. The building is now valued at \$4.3 million (CRN).

B. Problems with Neighbouring Strata

The Property Manager was advised of recent concerns relating to the west side neighbour and was asked to advise them about rodents, trees, and deteriorating fencing.

5. FINANCIAL REPORT

A. Operating Statements

The Council Treasurer, David Nelson, approved the financial statements for November and December 2006 and January 2007, as prepared by The Wynford Group.

Council also discussed three invoices for Overhead Door Co. for costs incurred during the month of December 2006 as a result of water leaking into the parkade gate operator from above. The Property Manager will attempt to find a permanent solution to this water leak issue.

B. Receivables Report

Council was advised of two outstanding receivables for the current month's Strata Fees only. Two small receivables were also outstanding at the time of the meeting. Notices will be sent to all Owners in arrears.

6. PROPERTY MANAGER'S REPORT

Council pointed out the following items to be dealt with by the Property Manager:

- Hallway heat not working – The Property Manager is to contact Artisan Plumbing and Heating.
- Plants in the garden – Bamboo growing up to the 2nd floor, which will need to be trimmed.

7. **MEETING TERMINATION**

There being no further business, the meeting was terminated at 7:30 p.m.

The next meeting is scheduled for **April 11th, 2007**, at 6:00 p.m., in Unit #407.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 1691" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

EASTER WEEKEND OFFICE CLOSURE

The Wynford Group office will be closed on Good Friday, April 6th and Easter Monday, April 9th, 2007. If you have an emergency, please call 604-261-0285 and press "1" to be connected to the answering service.

THE WYNFORD GROUP OFFICE HOURS ARE 9:00 A.M. TO 5:00 P.M., MONDAY TO FRIDAY. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY _____
COUNCIL: _____

DATE: _____

(03/20/07)

(MIN-03.08.169)



MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN VR 1691, THE SOMERSET, HELD ON WEDNESDAY, APRIL 11th, 2007, AT 6:00 P.M., IN UNIT #407 – 1147 NELSON STREET, VANCOUVER, B.C.

In Attendance:	Mike Maslenki	President	#106
	Paul Friesen	Vice-President	#405
	David Nelson	Treasurer	#204
	Betty Carter	Secretary	#407
	Susan Munroe		#105

Property Manager:	Marc Rothberg	The Wynford Group
	Michael Chess	The Wynford Group

Regrets:	Rob Todrick	#406
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1. CALL TO ORDER

The Property Manager called the meeting to order at 6:15 p.m.

2. NEW PROPERTY MANAGER

Marc Rothberg, of The Wynford Group, has been assigned as the new Property Manager for The Somerset.

3. MINUTES OF THE PREVIOUS MEETING

It was MOVED, SECONDED AND CARRIED (Unanimously) to approve the Minutes of the March 8th, 2007 Council meeting, as circulated.

4. BUSINESS ARISING FROM MINUTES

A. Interior Decorating Project

The Property Manager presented three quotes to complete the work of the Interior Design specifications provided by Battiston Homes Ltd. It was MOVED, SECONDED AND CARRIED (Unanimously) to approve the quote from Remdal Painting & Restoration in the amount of \$97,976.00 plus GST, pending the receipt of a detailed breakdown of the cost for each item of the work to be done.

B. Fire Safety Update

The Property Manager advised that Fire-Pro Fire Protection Ltd. has completed all the deficiency work from the Annual fire inspection.

C. Parkade Security

The Property Manager advised that Devak Lock would be installing a high-security (exit only) lock on the West parkade door.

D. Nicholson Tower – Tree Pruning

The Property Manager advised that the Building Manager from the adjacent building has confirmed that they will be trimming any branches from their property that reach across to The Somerset and disturb Residents along the East side of the building.

E. Neighbouring Strata Complaints

The Council will advise The Property Manager of any complaints regarding the property at 1152 Nelson Street. Any complaints will be forwarded to the Strata Council of that building.

F. Hallway Heat

The Property Manager advised that Artisan Plumbing & Heating would be inspecting the make-up air unit to see if warm air should be coming into the hallways, as it had been noted the hallways were extremely cold during the winter months.

G. Garden Plants

It was MOVED, SECONDED AND CARRIED (Unanimously) to approve that the Strata Council remove the bamboo and cedar shrubs that were planted without approval in April at the front of the building.

Owners are reminded that per the Bylaws, permission must be obtained from the Strata Council before altering common property, including installing any plants or trees in the planters and gardens.

5. **NEW BUSINESS**

A. Dog Incident - #206

A recent dog incident involved the Pit Bull from Unit #206 attacking and killing the small dog from Unit #203. The Pit Bull was taken into the custody of Animal Control Services. Council instructed the Property Manager to write a letter to the Owner of 206 requesting that their tenant not bring the animal back into the building as it is considered a threat to other people and pets. Council will also send a letter to Animal Control requesting the same. Bylaws dealing with pets and dangerous animals in the building will be presented at the next AGM that will give the Strata Corporation more control over the types of animals and breeds that will be permitted to live in the building. A letter from the tenants of #206 was presented expressing their regret about the incident.

B. Annual General Meeting

Council has set the date of the Annual General Meeting for May 24th, 2007. Notice will be sent to all Owners.

The Property Manager presented the draft 2007-2008 Operating Budget in the amount of \$109,252.00. The budget has a 2.3% increase in Strata Fees from the previous year. It was MOVED, SECONDED AND CARRIED (Unanimously) to approve the draft Budget as presented.

Special Resolutions to be presented at the meeting are to include:

- Dog/Pet Bylaw updates
- Transfer of any Operating Fund surplus to the Interior Decorating Fund for the elevator upgrade
- Authorization for Council to proceed with legal action against Owners for non-payment of Strata Fees

C. Recycling Bin

Council advised the Property Manager to look into obtaining an extra cardboard/paper-recycling bin.

D. Hot Water Supply

Council asked the Property Manager to find out why there is a lack of hot water being supplied to the suites at intermittent times. The Property Manager will contact Cambridge Plumbing to investigate whether the problem is occurring because of something that was during the plumbing restoration last November. Artisan Plumbing will be contacted if nothing results from Cambridge's investigation.

E. Front Garden

Owners and tenants are requested not to transplant any plants into the front garden unless they have informed Council of the plant species they wish to plant and have received approval from Council.

Council requested that the Property Manager take steps to implement upgrades to the front garden that will include:

- a) creating an edging border of bricks or landscaping blocks adjacent to the sidewalk and
- b) the addition of topsoil and compost to level the garden beds on the east and west side of the entrance.

Council also approved adding some additional shrubs and perennials to fill in the border.

6. FINANCIAL REPORT

A. Operating Statements

The Council Treasurer, David Nelson, approved the February 2007 Operating Statements, as prepared by The Wynford Group.

B. Receivables Report

Council was presented with a receivables report. Notices will be sent to all Owners in arrears.

7. PROPERTY MANAGER'S REPORT

A. Correspondence

There was no correspondence discussed.

8. MEETING TERMINATION

There being no further business the meeting was terminated at 8:00 p.m.

The next meeting scheduled is the AGM on May 24, 2007.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 1691" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account? If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

EASTER WEEKEND OFFICE CLOSURE

The Wynford Group office will be closed on Good Friday, April 6th and Easter Monday, April 9th, 2007. If you have an emergency, please call 604-261-0285 and press "1" to be connected to the answering service.

THE WYNFORD GROUP OFFICE HOURS ARE 9:00 A.M. TO 5:00 P.M., MONDAY TO FRIDAY. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY _____
COUNCIL: _____

DATE: _____

(04/17/07)

(MIN-04.11.169)

Balance Sheet (Accrual)
VR-1691 THE SOMERSET - (4031)
Apr 2007

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CURRENT ASSETS	
Bank - Vancity Savings	5,115.77
Bank-Vancity Special Levy	101,516.22
Equity Shares - Vancity	167.70
Fees Receivable	7.22
Fines Receivable	24.99
Other Receivables	351.87
Miscellaneous Receivable	36.33
Prepaid Insurance	6,051.36
TOTAL CURRENT ASSETS	113,271.46
TOTAL ASSETS	
	113,271.46
CURRENT LIABILITIES	
Strata Fees - Prepayment	506.81
Deposits Held	631.50
Accrued Liabilities	973.26
Accrued Audit Fees	109.02
TOTAL CURRENT LIABILITIES	2,220.59
EQUITY	
Operating Fund-Past Yrs	5,404.37
Fund Balance Current Year	4,130.28
Special Assessment #1	-32,498.09
SPA Interest Reserve	4,014.31
CRF Approved Transfer	130,000.00
TOTAL EQUITY	111,050.87
TOTAL LIABS & EQUITY	113,271.46

Budget Comparison Cash Flow (Accrual)
VR-1691 THE SOMERSET - (4031)
Apr 2007

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Strata Fees	8,849.25	0.00	8,849.25	0	8,849.25	0.00	8,849.25	0	0.00
Interest Income	27.52	0.00	27.52	0	27.52	0.00	27.52	0	0.00
TOTAL REVENUES	8,876.77	0.00	8,876.77	0	8,876.77	0.00	8,876.77	0	0.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	821.50	0.00	-821.50	0	821.50	0.00	-821.50	0	0.00
Bank Administration Fee	15.00	0.00	-15.00	0	15.00	0.00	-15.00	0	0.00
Audit-Real Estate Services Act	41.67	0.00	-41.67	0	41.67	0.00	-41.67	0	0.00
Insurance Expense	756.42	0.00	-756.42	0	756.42	0.00	-756.42	0	0.00
Miscellaneous	56.55	0.00	-56.55	0	56.55	0.00	-56.55	0	0.00
TOTAL ADMINISTRATIVE EXP	1,691.14	0.00	-1,691.14	0	1,691.14	0.00	-1,691.14	0	0.00
BUILDING MAINTENANCE									
Janitorial	805.60	0.00	-805.60	0	805.60	0.00	-805.60	0	0.00
Pest Control	43.48	0.00	-43.48	0	43.48	0.00	-43.48	0	0.00
Elevator Maintenance	167.90	0.00	-167.90	0	167.90	0.00	-167.90	0	0.00
Repair & Maint, Building	604.20	0.00	-604.20	0	604.20	0.00	-604.20	0	0.00
TOTAL BUILDING MAINT	1,621.18	0.00	-1,621.18	0	1,621.18	0.00	-1,621.18	0	0.00
TOTAL OPERATING EXPENSES	3,312.32	0.00	-3,312.32	0	3,312.32	0.00	-3,312.32	0	0.00
BALANCE BEFORE RESERVES	5,564.45	0.00	5,564.45	0	5,564.45	0.00	5,564.45	0	0.00
TRANSFER TO RESERVES									
Contingency Reserves	1,434.17	0.00	-1,434.17	0	1,434.17	0.00	-1,434.17	0	0.00
TOTAL TO CONTINGENCY RESER	1,434.17	0.00	-1,434.17	0	1,434.17	0.00	-1,434.17	0	0.00
NET SURPLUS/(DEFICIT)	4,130.28	0.00	4,130.28	0	4,130.28	0.00	4,130.28	0	0.00
CASH FLOW	4,130.28	0.00	4,130.28	0	4,130.28	0.00	4,130.28	0	0.00
Beginning Cash	3,715.05								
Ending Balance	5,115.77								

Balance Sheet (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Apr 2007

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CURRENT ASSETS	
Bank - Vancity Savings	65,473.74
TOTAL CURRENT ASSETS	65,473.74
TOTAL ASSETS	65,473.74
EQUITY	
Operating Fund-Past Yrs	22,456.75
Fund Balance Current Year	1,669.89
Contingency Reserve Fund	41,347.10
TOTAL EQUITY	65,473.74
TOTAL LIABS & EQUITY	65,473.74

Budget Comparison Cash Flow (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Apr 2007

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	1,434.17	0.00	1,434.17	0	1,434.17	0.00	1,434.17	0	0.00
Interest Income	235.72	0.00	235.72	0	235.72	0.00	235.72	0	0.00
TOTAL REVENUES	1,669.89	0.00	1,669.89	0	1,669.89	0.00	1,669.89	0	0.00
EXPENSES									
BALANCE BEFORE RESERVES	1,669.89	0.00	1,669.89	0	1,669.89	0.00	1,669.89	0	0.00
NET SURPLUS/(DEFICIT)	1,669.89	0.00	1,669.89	0	1,669.89	0.00	1,669.89	0	0.00
CASH FLOW	1,669.89	0.00	1,669.89	0	1,669.89	0.00	1,669.89	0	0.00
Beginning Cash	63,803.85								
Ending Balance	65,473.74								

**PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN VR 1691 – THE SOMERSET, WILL BE HELD ON:**

DATE: **THURSDAY, MAY 24th, 2007**

TIME: 7:00 P.M. (REGISTRATION AT 6:45 P.M.)

PLACE: IN THE LOBBY
1147 NELSON STREET
VANCOUVER, B.C.



An Agenda for this meeting along with some explanatory notes is enclosed herewith. Please read this material carefully and bring it with you to the meeting for reference.

1. PURPOSE: To approve the 2007 / 2008 Operating Budget, to vote on any 3/4 Vote Resolutions, and to elect a Strata Council for the coming year.
2. QUORUM: Notwithstanding Section 48(3) of the Act, if within 1/2 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.
3. VOTING: The vote for a Strata Lot may not be exercised, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against the Strata Lot (i.e. outstanding Strata Fees and / or Special Levies).
4. 3/4 VOTE RESOLUTION: A "3/4 Vote" means a vote in favour of Resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by Proxy at the time the vote is taken and who have not abstained from voting.
5. PROXIES: An instrument appointing a Proxy shall be in writing under the hand of his / her appointer or attorney. A Proxy need not be an Owner.

MAILING/DELIVERY DATE: May 3rd, 2007

THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 1691 – THE SOMERSET, TO BE HELD ON THURSDAY, MAY 24th, 2007, AT 7:00 P.M. (REGISTRATION AT 6:45 P.M.), IN THE LOBBY AT 1147 NELSON STREET, VANCOUVER, B.C.

AGENDA

1. CERTIFICATION OF PROXIES
2. CALL TO ORDER
3. ELECTION OF CHAIRPERSON, IF NECESSARY
4. FILING OF PROOF OF NOTICE OF MEETING
5. APPROVAL OF AGENDA
6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES
- Annual General Meeting – May 17th, 2006
7. COUNCIL REPORT
8. REPORT ON INSURANCE ATTACHED
9. APPROVAL OF THE 2007 / 2008 OPERATING BUDGET ATTACHED
10. APPROVAL OF 3/4 VOTE RESOLUTIONS #1, #2, & #3 ATTACHED
11. NEW BUSINESS
- General discussion
12. ELECTION OF THE 2007 / 2008 STRATA COUNCIL
13. MEETING TERMINATION



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. CVR 1691

DECLARATIONS

Replacing Policy No. - n/a

Name of Insured:	The Owners of Strata Plan VR 1691 The Somerset
Location Address:	1147 Nelson Street, Vancouver, BC, V6E 1J3
Additional Named Insured:	Wynford Realty Group Ltd, 815 - 1200 West 73rd Avenue, Vancouver, BC V6P 6G5
Policy Period:	01/11/07 to 01/11/08 (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		1,000	4,350,200
Water Damage		2,500	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		2,500	Included
Earthquake Damage		10%	Included
Flood Damage		10,000	Included
Key & Lock		250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Residential		100	Blanket
Form 820000 (11/98)		250	
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
	Per Occurrence		25,000
Coverage D - Tenants Legal Liability		500	500,000
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			3,000,000
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		7 Day Waiting Period	Not Insured
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	4,350,200
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.

[Signature]
 Authorized Representative
 Coastal Insurance Services Ltd.

Balance Sheet (Accrual)
VR-1691 THE SOMERSET - (4031)
Mar 2007

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CURRENT ASSETS

Bank - Vancity Savings	3,715.05
Bank-Vancity Special Levy	101,134.02
Equity Shares - Vancity	161.02
Fees Receivable	282.44
Fines Receivable	24.99
Other Receivables	351.87
Miscellaneous Receivable	36.33
Prepaid Insurance	6,807.78

TOTAL CURRENT ASSETS 112,513.50

TOTAL ASSETS 112,513.50

CURRENT LIABILITIES

Strata Fees - Prepayment	506.81
Deposits Held	631.50
Accounts Payable	2,679.16
Accrued Liabilities	2,262.03
Accrued Audit Fees	67.35

TOTAL CURRENT LIABILITIES 6,146.85

EQUITY

Fund Balance Current Year	5,232.63
Special Assessment #1	-32,498.09
SPA Interest Reserve	3,632.11
CRF Approved Transfer	130,000.00

TOTAL EQUITY 106,366.65

TOTAL LIABS & EQUITY 112,513.50

Budget Comparison (Accrual)
VR-1691 THE SOMERSET - (4031)
Mar 2007

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Strata Fees	8,849.25	8,849.25	0.00	0.00	106,191.00	106,191.00	0.00	0.00	106,191.00
By-Law Fines/Late Fees	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
Interest Income	21.30	50.00	-28.70	-57.40	556.81	600.00	-43.19	-7.20	600.00
Move-in/Move-out Charges	100.00	0.00	100.00	0	200.00	0.00	200.00	0	0.00
Door Openers - Transmitters	0.00	0.00	0.00	0	35.00	0.00	35.00	0	0.00
Miscellaneous	0.05	0.00	0.05	0	0.00	0.00	0.00	0	0.00
Owner Chargebacks	275.60	0.00	275.60	0	0.00	0.00	0.00	0	0.00
TOTAL REVENUES	9,246.20	8,899.25	346.95	3.90	107,182.81	106,791.00	391.81	0.37	106,791.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	821.50	829.25	7.75	0.93	9,881.25	9,951.00	69.75	0.70	9,951.00
Bank Administration Fee	15.00	15.00	0.00	0.00	180.00	180.00	0.00	0.00	180.00
Photos/Postage/Courier	90.57	83.37	-7.20	-8.64	1,032.45	1,000.00	-32.45	-3.25	1,000.00
Legal	0.00	83.37	83.37	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
Audit-Real Estate Services Act	41.67	41.63	-0.04	-0.10	125.01	500.00	374.99	75.00	500.00
Insurance Expense	756.42	750.00	-6.42	-0.86	8,369.78	9,000.00	630.22	7.00	9,000.00
Miscellaneous	75.01	41.63	-33.38	-80.18	542.58	500.00	-42.58	-8.52	500.00
TOTAL ADMINISTRATIVE EXP	1,800.17	1,844.25	44.08	2.39	20,131.07	22,131.00	1,999.93	9.04	22,131.00
UTILITIES									
BC Hydro Electricity	371.96	250.00	-121.96	-48.78	2,432.01	3,000.00	567.99	18.93	3,000.00
Gas	2,571.60	1,166.63	-1,404.97	-120.4	12,364.96	14,000.00	1,635.04	11.68	14,000.00
Water/Sewer	2,007.45	416.63	-1,590.82	-381.8	7,774.11	5,000.00	-2,774.11	-55.48	5,000.00
Garbage Disposal	397.50	225.00	-172.50	-76.67	2,605.91	2,700.00	94.09	3.48	2,700.00
TOTAL UTILITIES	5,348.51	2,058.26	-3,290.25	-159.8	25,176.99	24,700.00	-476.99	-1.93	24,700.00
BUILDING MAINTENANCE									
Janitorial	805.60	816.63	11.03	1.35	9,505.00	9,800.00	295.00	3.01	9,800.00
Supplies	0.00	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
Pest Control	175.98	41.63	-134.35	-322.7	646.95	500.00	-146.95	-29.39	500.00
Elevator Maintenance	167.90	166.63	-1.27	-0.76	2,136.31	2,000.00	-136.31	-6.82	2,000.00
Fire Equipment	1,766.68	208.37	-1,558.31	-747.8	2,800.18	2,500.00	-300.18	-12.01	2,500.00
Locks & Keys	0.00	41.63	41.63	100.00	825.70	500.00	-325.70	-65.14	500.00
Repair & Maint, Building	532.48	1,350.00	817.52	60.56	15,629.45	16,200.00	570.55	3.52	16,200.00
TOTAL BUILDING MAINT	3,448.64	2,666.52	-782.12	-29.33	31,543.59	32,000.00	456.41	1.43	32,000.00
EXTERIOR MAINT & REPAIRS									
Exterior Repair/Maint	834.75	645.87	-188.88	-29.24	5,276.20	7,750.00	2,473.80	31.92	7,750.00
TOTAL EXTERIOR M & R	834.75	645.87	-188.88	-29.24	5,276.20	7,750.00	2,473.80	31.92	7,750.00
GROUPS & GARDENS									
Landscaping Services	424.00	250.00	-174.00	-69.60	2,612.29	3,000.00	387.71	12.92	3,000.00
TOTAL GROUPS & GARDENS	424.00	250.00	-174.00	-69.60	2,612.29	3,000.00	387.71	12.92	3,000.00
TOTAL OPERATING EXPENSES	11,856.07	7,464.90	-4,391.17	-58.82	84,740.14	89,581.00	4,840.86	5.40	89,581.00
BALANCE BEFORE RESERVES	-2,609.87	1,434.35	-4,044.22	-281.9	22,442.67	17,210.00	5,232.67	30.40	17,210.00
SPECIAL & RESERVES EXPD									
Special Assessment Exp.	-2,891.73	0.00	-2,891.73	0	-235,365.80	0.00	-235,365.80	0	0.00
SPA Transfer To Equity	2,891.73	0.00	2,891.73	0	235,365.80	0.00	235,365.80	0	0.00
TRANSFER TO RESERVES									
Contingency Reserves	1,434.17	1,434.13	-0.04	0.00	17,210.04	17,210.00	-0.04	0.00	17,210.00
TOTAL TO CONTINGENCY RESER	1,434.17	1,434.13	-0.04	0.00	17,210.04	17,210.00	-0.04	0.00	17,210.00
NET SURPLUS/(DEFICIT)	-4,044.04	0.22	-4,044.26	-1,838	5,232.63	0.00	5,232.63	0	0.00

- 8 Transferred to contingency fund
- will increase the deficit for month

- @ x2 of year costs

(5)

Balance Sheet (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Mar 2007

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CURRENT ASSETS	
Bank - Vancity Savings	63,803.85
TOTAL CURRENT ASSETS	<u>63,803.85</u>
TOTAL ASSETS	<u><u>63,803.85</u></u>
EQUITY	
Fund Balance Current Year	22,456.75
Contingency Reserve Fund	41,347.10
TOTAL EQUITY	<u>63,803.85</u>
TOTAL LIABS & EQUITY	<u><u>63,803.85</u></u>

- Ask what major projects are scheduled - Then if none why are fees going up?
- Ask about roof

Budget Comparison (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Mar 2007

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	1,434.17	0.00	1,434.17	0	17,210.04	0.00	17,210.04	0	0.00
Interest Income	205.73	0.00	205.73	0	6,851.71	0.00	6,851.71	0	0.00
TOTAL REVENUES	1,639.90	0.00	1,639.90	0	24,061.75	0.00	24,061.75	0	0.00
EXPENSES									
BUILDING MAINTENANCE									
Repair & Maint, Building	0.00	0.00	0.00	0	1,605.00	0.00	-1,605.00	0	0.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	0	1,605.00	0.00	-1,605.00	0	0.00
TOTAL OPERATING EXPENSES	0.00	0.00	0.00	0	1,605.00	0.00	-1,605.00	0	0.00
BALANCE BEFORE RESERVES	1,639.90	0.00	1,639.90	0	22,456.75	0.00	22,456.75	0	0.00
NET SURPLUS/(DEFICIT)	1,639.90	0.00	1,639.90	0	22,456.75	0.00	22,456.75	0	0.00

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**STRATA PLAN VR 1691 - THE SOMERSET
REQUIRED BUDGET / FINANCIAL STATEMENT INFORMATION
as per Regulations 6.6 and 6.7 of the Strata Property Act**

Fiscal Year: April 1st to March 31st

OPERATING FUND

OPENING BALANCE as at April 1, 2006	\$ -
CURRENT BALANCE as at March 31, 2007	\$ 5,233.00
Transfer Remaining Surplus to Special Assessment Fund - see Act	\$ (5,233.00)
ESTIMATED CLOSING BALANCE as at March 31, 2007	<u>\$ -</u>

SPECIAL ASSESSMENT FUND

OPENING BALANCE as at April 1, 2006	\$ 3,066.00
AGM May 17/2006 Resolution	\$ 200,000.00
Earned Interest Apr 01/06 - Mar 31/2007	\$ 3,434.00
Transfer from Contingency Funds	\$ 130,000.00
Expenses Apr 01/2006 - Mar 31/2007	\$ (235,366.00)
CURRENT BALANCE as at March 31, 2007	\$ 101,134.00
Plus Operating Fund Surplus as of March 31, 2007	\$ 5,233.00
ESTIMATED CLOSING BALANCE as at March 31, 2007	<u>\$ 106,367.00</u>

CONTINGENCY RESERVE FUND

OPENING BALANCE as at April 1st, 2006	\$ 160,450.00
CURRENT BALANCE as at March 31, 2007	\$ 63,803.85
Contributions from April 1st 2007 to March 31, 2008	\$ 17,210.00
ESTIMATED CLOSING BALANCE as at March 31, 2008	<u>\$ 81,013.85</u>

STRATA PLAN VR 1691 - SOMERSET

PROPOSED OPERATING BUDGET 2007 - 2008

Fiscal Year: April 1st to March 31st

CHART CODE	DESCRIPTION	EST. YEAR END with Accruals (March 31)	2006-2007 BUDGET	2007-2008 PROPOSED BUDGET
REVENUES				
4050	Strata Fees	106,191	106,191	108,652
4150	By-Law Fines / Late Fines	200	0	0
4200	Interest Income	557	600	600
4250	Move-in/Move-out Charges	200	0	0
4450	Key Revenue	35	0	0
4480	Miscellaneous Revenue	0	0	0
TOTAL REVENUES		107,183	106,791	109,252
EXPENSES				
ADMINISTRATIVE EXPENSES				
5110	Management Fees	9,881	9,951	10,812
5120	Bank Administration Fee	180	180	180
5130	Photocopy/Postage/Courier	1,032	1,000	1,000
5135	Legal	0	1,000	1,000
5142	RESA Trust Account Audit	125	500	200
5150	Insurance	8,370	9,000	9,000
5225	Miscellaneous	543	500	500
TOTAL ADMINISTRATIVE EXP		20,131	22,131	22,692
UTILITIES				
5310	Electricity	2,432	3,000	3,000
5320	Gas	12,365	14,000	14,000
5330	Municipal Water/Sewer	7,774	5,000	7,500
5340	Garbage Disposal	2,606	2,700	2,500
TOTAL UTILITIES		25,177	24,700	27,000
BUILDING MAINTENANCE				
5410	Janitorial	9,505	9,800	10,000
5420	Supplies	0	500	500
5430	Pest Control	647	500	700
5450	Elevator Maintenance	2,136	2,000	2,200
5500	Fire Equipment	2,800	2,500	1,500
5510	Locks & Keys	826	500	500
5580	Repair & Maint, Building	15,852	16,200	16,200
TOTAL BUILDING MAINT		31,766	32,000	31,600
EXTERIOR MAINT & REPAIRS				
5680	Exterior Repair/Maint	5,054	7,750	7,750
TOTAL EXTERIOR M & R		5,054	7,750	7,750
GROUPS & GARDENS				
5710	Landscaping Services	2,612	3,000	3,000
TOTAL GROUPS & GARDENS		2,612	3,000	3,000
TOTAL OPERATING EXPENSES		84,740	89,581	92,042
TRANSFER TO RESERVES				
8100	Contingency Reserves	17,210	17,210	17,210
TOTAL TO RESERVES		17,210	17,210	17,210
TOTAL RESERVES & EXPENSES		101,950	106,791	109,252
NET SURPLUS/(DEFICIT)		5,233	0	0

ADMINISTRATIVE EXPENSES

5110 – Management Fees

The Strata Corporation has a management contract with The Wynford Group. The management company provides all backup services to the Strata Corporation and is responsible for the day-to-day administration of the Corporation.

5120 – Bank Administration Fee

This small fee covers banking related functions performed by Wynford such as transfers and pre-authorized payments and includes the cost of customized cheques. No other bank charges apply.

5130 – Photocopy/Postage/Courier

This category covers the duplication of Minutes, Agendas, Notices, Annual General Meetings, Financial Statements, as well as postage or courier services as required.

5135 – Legal

This allocation covers any legal fees incurred by the Strata Corporation, which are not charged back to a Strata Lot.

5142 – RESA Trust Account Audit

An allocation to cover the cost of the trust account audit required by the *Real Estate Services Act* effective January 1st, 2006. (Charged at net).

5150 – Insurance

The Strata Corporation broker is Coastal Insurance Services Ltd. and the policy renewal date is January 11th. The premium for 2007 / 2008 is \$9,077 (prorated to prepaid insurance).

The policy insures to replacement value as required by the *Strata Property Act* in the amount of \$4,350,200 and includes earthquake and flood, glass, comprehensive general liability, boiler and machinery, and directors and officers liability coverage.

The Strata Corporation is required to obtain an independent appraised value to confirm replacement coverage. The current program was appraised by Suncorp Valuations and the last update was completed January 2007.

5225 – Miscellaneous

An allocation to cover sundry items and supplies including Council meeting expenses.

UTILITIES

5310 – Electricity

The figure is based on historical data for the Strata Corporation and covers the cost of common area lighting.

5320 – Gas

The figure is based on historical data and projections from Terasen Gas.

5330 – Municipal Water / Sewer

The City of Vancouver bills the Strata Corporation for the consumption of all common and private water. The 2007 figure is based on the actual costs and includes increases in the rates and consumption. An annual "fire lane" charge is also billed by the City of Vancouver.

5340 – Garbage Disposal

This allocation covers the contract for the removal of the Strata Corporation's garbage on a weekly basis.

BUILDING MAINTENANCE**5410 – Janitorial**

This figure covers janitorial services at the building by Bro-Mac Services.

5420 – Supplies

This category covers supplies purchased for use by the Janitor in the day-to-day cleaning of the building as well as the cost of light bulbs and small equipment purchases, etc.

5430 – Pest Control

This allows for a monthly contract to service the common areas as well as "call out" treatments for other pests (i.e. wasps, ants, etc.).

5450 – Elevator Maintenance

The elevator is under a preventative maintenance contract, which provides for regular routine maintenance and emergency service. Also included in this category are the yearly licences, which are a requirement of the Elevating Device Branch of the Provincial Government.

5500 – Fire Equipment

This covers the cost of the annual inspection plus repairs and maintenance of the fire safety systems in compliance with the requirements of the National Fire Code.

5510 – Locks & Keys

This category covers the cost to repair and maintain the common area locks.

5580 – Repair & Maintenance, Building

Included in this category are all plumbing and other repairs required to the inside of the building.

EXTERIOR MAINTENANCE & REPAIRS**5680 – Exterior Repair / Maintenance**

This allocation includes window and siding cleaning, power washing, and other exterior repairs and maintenance.

GROUPS & GARDENS**5710 – Landscaping Services**

This allocation covers maintenance of the grounds and gardens.

TRANSFERS TO RESERVES**8100 – Contingency Reserves**

The *Strata Property Act* requires that the Strata Corporation maintain a Contingency Reserve Fund. A minimum of 10% of the annual operating costs must be contributed until 25% of the annual operating costs is reached. A Contingency Reserve Fund in excess of 100% of the annual operating cost must be approved by a 3/4 Vote of the Owners.

The Contingency Reserve Fund balance as of March 31st, 2007, is \$63,803.85.

STRATA PLAN VR 1691 - THE SOMERSET
2007 / 2008 MONTHLY STRATA FEES and CRF CONTRIBUTIONS
(EFFECTIVE APRIL 1, 2007)

Annual Strata Fees	\$ 91,442.00	Total Aggregate	<u>26,527</u>
Annual CRF Contributions	\$ 17,210.00		
Total Annual Contributions	<u>\$ 108,652.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2007 / 2008 Monthly Operating Contribution	2007 / 2008 Monthly CRF Contribution	2007 / 2008 Total Monthly Strata Fees
1	101	791	0.0298187	\$227.22	\$42.76	\$269.99
2	102	796	0.0300072	228.66	43.04	271.69
3	103	814	0.0306857	233.83	44.01	277.84
4	104	787	0.0296679	226.07	42.55	268.62
5	105	801	0.0301956	230.10	43.31	273.40
6	106	883	0.0332868	253.65	47.74	301.39
7	107	869	0.0327591	249.63	46.98	296.61
8	108	834	0.0314397	239.58	45.09	284.67
9	201	811	0.0305726	232.97	43.85	276.81
10	202	798	0.0300826	229.23	43.14	272.38
11	203	814	0.0306857	233.83	44.01	277.84
12	204	815	0.0307234	234.12	44.06	278.18
13	205	870	0.0327968	249.92	47.04	296.95
14	206	883	0.0332868	253.65	47.74	301.39
15	207	860	0.0324198	247.04	46.50	293.54
16	208	861	0.0324575	247.33	46.55	293.88
17	301	825	0.0311004	236.99	44.60	281.59
18	302	796	0.0300072	228.66	43.04	271.69
19	303	814	0.0306857	233.83	44.01	277.84
20	304	865	0.0326083	248.48	46.77	295.25
21	305	906	0.0341539	260.26	48.98	309.24
22	306	883	0.0332868	253.65	47.74	301.39
23	307	860	0.0324198	247.04	46.50	293.54
24	308	875	0.0329853	251.35	47.31	298.66
25	401	825	0.0311004	236.99	44.60	281.59
26	402	798	0.0300826	229.23	43.14	272.38
27	403	814	0.0306857	233.83	44.01	277.84
28	404	656	0.0247295	188.44	35.47	223.91
29	405	705	0.0265767	202.52	38.12	240.63
30	406	883	0.0332868	253.65	47.74	301.39
31	407	860	0.0324198	247.04	46.50	293.54
32	408	875	0.0329853	251.35	47.31	298.66
		26527	100%	\$7,620.17	\$1,434.17	\$9,054.33

Yearly (x 12)	<u>\$91,442.00</u>	<u>\$17,210.00</u>	<u>\$108,652.00</u>
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STRATA PLAN VR 1691 – THE SOMERSET

3/4 VOTE RESOLUTION #1

WHEREAS the Owners, Strata Plan VR 1691, The Somerset, wish to transfer any year-end operating surplus to the Special Levy Fund (Interior Re-Decorating Project), or fund any unexpected deficit from the Contingency Reserve fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to transfer any year-end operating surplus (fiscal year ending March 31st, 2007), to the Special Levy Fund (Interior Re-Decorating Project), or deficit (fiscal year ending March 31st, 2007), from the Contingency Reserve Fund, as and when cash flow permits and Council deems appropriate.

3/4 VOTE RESOLUTION #2

WHEREAS Section 171 of the *Strata Property Act* states the Strata Corporation must pass a 3/4 Vote Resolution before it sues an Owner;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to authorize the Strata Council to sue any Owner for non-payment of Strata Fees including an application to the Supreme Court for an Order for Sale any time during the period immediately following the Annual General Meeting of May 24th, 2007, or any adjournment thereof, until the next Annual General Meeting without referring the matter to the Owners for a 3/4 Vote Resolution.

3/4 VOTE RESOLUTION #3

WHEREAS the Owners, Strata Plan VR 1691, The Somerset, wish to enhance the current Pet Bylaw to protect Strata Lots, Common Property, and Limited Common Property; and to improve the safety, comfort and enjoyment of Owners, Visitors, Occupants, and Pets in a Strata Lot, Common Property or Limited Common Property;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to repeal Bylaw 3 (4):

(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;*
- (b) a reasonable number of small caged mammals;*
- (c) up to 2 caged birds;*
- (d) one dog or one cat.*

And, amend the Bylaws of the Strata Corporation by adopting the following Bylaw 4, and renumbering the successive Bylaws to numbers 5 through 40:

4. Pets

In this bylaw, the following definitions apply:

"aggressive dog" means:

- (a) a dog with a known propensity, tendency, or disposition to attack without provocation other domestic animals or human beings, or*
- (b) a dog which has bitten another domestic animal or human being without provocation; or*
- (c) snarling, growling or pursuing another animal or person.*

"dangerous dog" means:

- (a) any dog that has killed or injured any person or another animal while running at large; or*
- (b) any dog that aggressively harasses or pursues another person or animal while running at large; or*
- (c) any dog primarily owned or owned in part for the purpose of dog fighting or is trained for dog fighting; or*
- (d) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier or any dog of mixed breeding that includes any of these breeds; or any dog that has the appearance and physical characteristics predominantly conforming to these standards for any of the above breeds; or*
- (e) any dog that an animal control officer has reasonable grounds to believe is likely to kill or seriously injure a person; or*
- (f) any dog that, according to the records of the SPCA, RCMP or City of Vancouver or other municipality, or to the knowledge of the owner, has killed, injured, or aggressively harassed or pursued a person or animal.*

"run at large" or **"running at large"** means:

- (a) being on the common property, including limited common property and*
 - (i) not being under the immediate charge and control of a responsible person; or*
 - (ii) not on a leash and under the immediate and effective control of a competent person; or*
- (b) with respect to a **dangerous dog** or **an aggressive dog**, not muzzled.*

"leash" or **"leashed"** means a device, or use of a device, of leather, metal, nylon or other similar strong material no more than three (3) metres in length and of sufficient strength and design to restrain the size and strength of animal for which it will be (or is being) used. One end must remain securely affixed to a collar or harness securely attached to the dog with the other end held by a person capable of controlling the dog at all times.

"muzzled" means a humane fastening or covering device of adequate strength placed over the mouth of a dog designed to prevent the dog from biting or injuring any person or another animal.

(1) An owner, tenant or occupant or visitor must not keep or harbour a dangerous dog or aggressive dog on a strata lot or common property, including limited common property.

~~(2) An owner, tenant, occupant or visitor who keeps a dog must not permit, suffer, or allow the dog to run at large.~~

~~(3) An owner, tenant, occupant or visitor who keeps a dog, or a person who has care, custody or control of a dog, must immediately remove any excrement deposited by the dog, and deposit it in a suitable refuse container.~~

~~(4) An owner, tenant, occupant or visitor must not permit, suffer, or allow the sound of a barking or howling dog that disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person is in a strata lot or on the common property.~~

(5) An owner, tenant, occupant or visitor must ensure that a dog does not:

(a) kill or injure a person or animal; or

(b) aggressively pursue or harass a person or animal without provocation.

~~(6) An owner, tenant, occupant or visitor must keep a dog on a leash at all times while on the common property, including limited common property.~~

~~(7) An owner, tenant or occupant must not keep a pet on a strata lot other than one or more of the following:~~

(a) a reasonable number of fish or other small aquarium animals;

(b) a reasonable number of small caged mammals;

(c) up to 2 caged birds;

(d) two dogs or two cats **or** one dog and one cat (i.e. maximum two pets per strata lot).

(8) An owner, tenant or occupant must not harbour exotic pets, including not exhaustively, snakes, reptiles, spiders or large members of the cat family

~~(9) An owner, tenant or occupant must apply to the council for written permission to keep a pet by registering the pet with the council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in writing, the name of the pet, breed, colour and markings, together with the name, strata lot number and telephone number of the pet owner.~~

~~(10) A dog running at large on common property, including limited common property will be delivered to the municipal pound at the cost of the strata lot owner.~~

~~(11) An owner, tenant or occupant must not keep a pet that is a nuisance on a strata lot, on common property, including limited common property. If a pet, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by owner, tenant, occupants or visitors to a strata lot or the common property, the council may order such pet removed permanently from the strata lot, the common property or both of them.~~

~~(12) An owner in contravention of bylaws 1, 2, 5 or 11 will be subject to an immediate injunction application and the owner of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.~~

(13) A strata lot owner must assume all liability for all actions by a pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.

(14) An owner, tenant or occupant must ensure that a pet does not soil common property. Pets **must** be cleaned off before entering the building or the elevator. Pets may be cleaned off in the underground garage.

~~(15) An owner, tenant or occupant in contravention any of bylaws 1 to 14, in addition to any other legal remedies, will be subject to a \$200.00 fine.~~

Balance Sheet (Accrual)
VR-1691 THE SOMERSET - (4031)
May 2007

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CURRENT ASSETS

Bank - Vancity Savings	7,316.39
Bank-Vancity Special Levy	101,878.94
Equity Shares - Vancity	167.70
Fees Receivable	7.22
Other Receivables	386.87
Miscellaneous Receivable	36.33
Prepaid Insurance	5,294.94

TOTAL CURRENT ASSETS 115,088.39

TOTAL ASSETS 115,088.39

CURRENT LIABILITIES

Strata Fees - Prepayment	481.82
Deposits Held	631.50
Accounts Payable	159.00
Accrued Audit Fees	150.69

TOTAL CURRENT LIABILITIES 1,423.01

EQUITY

Operating Fund-Past Yrs	5,404.37
Fund Balance Current Year	6,382.07
Special Assessment #1	-32,498.09
SPA. Interest Reserve	4,377.03
CRF Approved Transfer	130,000.00

TOTAL EQUITY 113,665.38

TOTAL LIABS & EQUITY 115,088.39

Budget Comparison (Accrual)
VR-1691 THE SOMERSET - (4031)
May 2007

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Strata Fees	8,849.25	9,054.33	-205.08	-2.26	17,698.50	18,108.66	-410.16	-2.26	108,652.00
Interest Income	29.22	50.00	-20.78	-41.56	56.74	100.00	-43.26	-43.26	600.00
Key Revenue	25.00	0.00	25.00	0	25.00	0.00	25.00	0	0.00
Door Openers - Transmitters	70.00	0.00	70.00	0	70.00	0.00	70.00	0	0.00
TOTAL REVENUES	8,973.47	9,104.33	-130.86	-1.44	17,850.24	18,208.66	-358.42	-1.97	109,252.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	980.50	901.00	-79.50	-8.82	1,802.00	1,802.00	0.00	0.00	10,812.00
Bank Administration Fee	15.00	15.00	0.00	0.00	30.00	30.00	0.00	0.00	180.00
Photos/Postage/Courier	91.09	83.33	-7.76	-9.31	91.09	166.66	75.57	45.34	1,000.00
Legal	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
Audit-Real Estate Services Act	41.67	16.67	-25.00	-149.9	83.34	33.34	-50.00	-149.9	200.00
Insurance Expense	756.42	750.00	-6.42	-0.86	1,512.84	1,500.00	-12.84	-0.86	9,000.00
Miscellaneous	0.00	41.67	41.67	100.00	56.55	83.34	26.79	32.15	500.00
TOTAL ADMINISTRATIVE EXP	1,884.68	1,891.00	6.32	0.33	3,575.82	3,782.00	206.18	5.45	22,692.00
UTILITIES									
BC Hydro Electricity	203.41	250.00	46.59	18.64	203.41	500.00	296.59	59.32	3,000.00
Gas	856.03	1,166.67	310.64	26.63	856.03	2,333.34	1,477.31	63.31	14,000.00
Water/Sewer	60.24	625.00	564.76	90.36	60.24	1,250.00	1,189.76	95.18	7,500.00
Garbage Disposal	182.85	208.33	25.48	12.23	182.85	416.66	233.81	56.12	2,500.00
TOTAL UTILITIES	1,302.53	2,250.00	947.47	42.11	1,302.53	4,500.00	3,197.47	71.05	27,000.00
BUILDING MAINTENANCE									
Janitorial	805.60	833.33	27.73	3.33	1,611.20	1,666.66	55.46	3.33	10,000.00
Supplies	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
Pest Control	43.48	58.33	14.85	25.46	86.96	116.66	29.70	25.46	700.00
Elevator Maintenance	167.90	183.33	15.43	8.42	335.80	366.66	30.86	8.42	2,200.00
Fire Equipment	249.10	125.00	-124.10	-99.28	249.10	250.00	0.90	0.36	1,500.00
Locks & Keys	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
Repair & Maint, Building	834.22	1,350.00	515.78	38.21	1,438.42	2,700.00	1,261.58	46.73	16,200.00
TOTAL BUILDING MAINT	2,100.30	2,633.33	533.03	20.24	3,721.48	5,266.66	1,545.18	29.34	31,600.00
EXTERIOR MAINT & REPAIRS									
Exterior Repair/Maint	0.00	645.83	645.83	100.00	0.00	1,291.66	1,291.66	100.00	7,750.00
TOTAL EXTERIOR M & R	0.00	645.83	645.83	100.00	0.00	1,291.66	1,291.66	100.00	7,750.00
GROUPS & GARDENS									
Landscaping Services	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
TOTAL GROUPS & GARDENS	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
TOTAL OPERATING EXPENSES	5,287.51	7,670.16	2,382.65	31.06	8,599.83	15,340.32	6,740.49	43.94	92,042.00
BALANCE BEFORE RESERVES	3,685.96	1,434.17	2,251.79	157.01	9,250.41	2,868.34	6,382.07	222.50	17,210.00
TRANSFER TO RESERVES									
Contingency Reserves	1,434.17	1,434.17	0.00	0.00	2,868.34	2,868.34	0.00	0.00	17,210.00
TOTAL TO CONTINGENCY RESER	1,434.17	1,434.17	0.00	0.00	2,868.34	2,868.34	0.00	0.00	17,210.00
NET SURPLUS/(DEFICIT)	2,251.79	0.00	2,251.79	0	6,382.07	0.00	6,382.07	0	0.00

Balance Sheet (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
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CURRENT ASSETS	
Bank - Vancity Savings	67,142.00
TOTAL CURRENT ASSETS	67,142.00
TOTAL ASSETS	67,142.00
EQUITY	
Operating Fund-Past Yrs	22,456.75
Fund Balance Current Year	3,338.15
Contingency Reserve Fund	41,347.10
TOTAL EQUITY	67,142.00
TOTAL LIABS & EQUITY	67,142.00

Budget Comparison (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	1,434.17	0.00	1,434.17	0	2,868.34	0.00	2,868.34	0	0.00
Interest Income	234.09	0.00	234.09	0	469.81	0.00	469.81	0	0.00
TOTAL REVENUES	1,668.26	0.00	1,668.26	0	3,338.15	0.00	3,338.15	0	0.00
EXPENSES									
BALANCE BEFORE RESERVES	1,668.26	0.00	1,668.26	0	3,338.15	0.00	3,338.15	0	0.00
NET SURPLUS/(DEFICIT)	1,668.26	0.00	1,668.26	0	3,338.15	0.00	3,338.15	0	0.00

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 1691 – THE SOMERSET, HELD ON THURSDAY, MAY 24th, 2007, AT 7:00 P.M., IN THE LOBBY, AT 1147 NELSON STREET, VANCOUVER B.C.

In Attendance: Sixteen Strata Lot Owners represented in person.
Four Strata Lots represented by Proxy.
Total twenty.

Property Manager: Marc Rothberg The Wynford Group

1. CERTIFICATION OF PROXIES

The Property Manager advised that the Proxies were certified to be correct, a Quorum was established and that the meeting was duly constituted to proceed.

2. CALL TO ORDER

The Property Manager called the Annual General Meeting to order at 7:05 p.m.

3. ELECTION OF CHAIRPERSON

It was **Moved, Seconded, and Carried (Unanimously)** that the Property Manager chair the meeting.

4. PROOF OF NOTICE OF MEETING

The Property Manager confirmed that the Notice of the Annual General Meeting was mailed and / or hand delivered to all Owners of Record on / before May 3rd, 2007, as required by the *Strata Property Act*.

5. APPROVAL OF THE AGENDA

It was **Moved, Seconded, and Carried (Unanimously)** to approve the Agenda, as circulated with the Notice of Meeting.

6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was **Moved, Seconded, and Carried (Unanimously)** to approve the Minutes of the May 17th, 2006 Annual General Meeting, as circulated.

7. COUNCIL REPORT

Council President, Mike Maslenki, reported on the status of the two major projects in the last year. The Plumbing Retrofit Project is complete and went well. The Interior Restoration Project is in progress. The Contractor, Remdal Painting & Restoration, has begun ordering materials and will be meeting with Battiston Homes Ltd., the Interior Designers, to review the specifications before work begins. Work at the building is expected to commence in mid-late June and should take approximately five weeks.

8. REPORT ON INSURANCE

As required by the *Strata Property Act*, a copy of the insurance policy certificate was attached to the Notice of Meeting. The Property Manager outlined all insurance deductibles, premiums, and the insurance limit. It was **Moved, Seconded, and Carried (Unanimously)** to accept the insurance report.

9. **APPROVAL OF THE 2007 / 2008 OPERATING BUDGET**

The Property Manager reviewed the Proposed Operating Budget with the Owners. It was **Moved, Seconded, and Carried (Unanimously)** to approve the 2007 / 2008 Operating Budget in the amount of \$109,252, as circulated in the Notice of Meeting.

10. **APPROVAL OF 3/4 VOTE RESOLUTIONS**

3/4 VOTE RESOLUTION #1

WHEREAS the Owners, Strata Plan VR 1691, The Somerset, wish to transfer any year-end operating surplus to the Special Levy Fund (Interior Re-Decorating Project), or fund any unexpected deficit from the Contingency Reserve fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to transfer any year-end operating surplus (fiscal year ending March 31st, 2007), to the Special Levy Fund (Interior Re-Decorating Project), or deficit (fiscal year ending March 31st, 2007), from the Contingency Reserve Fund, as and when cash flow permits and Council deems appropriate.

Following discussion, it was **Moved, Seconded, and Carried (Unanimously)** to approve 3/4 Vote Resolution #1, as presented.

3/4 VOTE RESOLUTION #2

WHEREAS Section 171 of the *Strata Property Act* states the Strata Corporation must pass a 3/4 Vote Resolution before it sues an Owner;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to authorize the Strata Council to sue any Owner for non-payment of Strata Fees including an application to the Supreme Court for an Order for Sale any time during the period immediately following the Annual General Meeting of May 24th, 2007, or any adjournment thereof, until the next Annual General Meeting without referring the matter to the Owners for a 3/4 Vote Resolution.

Following discussion, it was **Moved, Seconded, and Carried (Unanimously)** to approve 3/4 Vote Resolution #2, as presented.

3/4 VOTE RESOLUTION #3

WHEREAS the Owners, Strata Plan VR 1691, The Somerset, wish to enhance the current Pet Bylaw to protect Strata Lots, Common Property, and Limited Common Property; and to improve the safety, comfort and enjoyment of Owners, Visitors, Occupants, and Pets in a Strata Lot, Common Property or Limited Common Property;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 1691, The Somerset, to repeal Bylaw 3 (4):

(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;*
- (b) a reasonable number of small caged mammals;*
- (c) up to 2 caged birds;*
- (d) one dog or one cat.*

And, amend the Bylaws of the Strata Corporation by adopting the following Bylaw 4, and renumbering the successive Bylaws to numbers 5 through 40:

4. Pets

In this bylaw, the following definitions apply:

“aggressive dog” means:

- (a) a dog with a known propensity, tendency, or disposition to attack without provocation other domestic animals or human beings, or*
- (b) a dog which has bitten another domestic animal or human being without provocation; or*
- (c) snarling, growling or pursuing another animal or person.*

“dangerous dog” means:

- (a) any dog that has killed or injured any person or another animal while running at large; or*
- (b) any dog that aggressively harasses or pursues another person or animal while running at large; or*
- (c) any dog primarily owned or owned in part for the purpose of dog fighting or is trained for dog fighting; or*
- (d) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier or any dog of mixed breeding that includes any of these breeds; or any dog that has the appearance and physical characteristics predominantly conforming to these standards for any of the above breeds; or*
- (e) any dog that an animal control officer has reasonable grounds to believe is likely to kill or seriously injure a person; or*
- (f) any dog that, according to the records of the SPCA, RCMP or City of Vancouver or other municipality, or to the knowledge of the owner, has killed, injured, or aggressively harassed or pursued a person or animal.*

“run at large” or “running at large” means:

- (a) being on the common property, including limited common property and
 - (i) not being under the immediate charge and control of a responsible person; or*
 - (ii) not on a leash and under the immediate and effective control of a competent person; or**
- (b) with respect to a **dangerous dog** or **an aggressive dog**, not muzzled.*

“leash” or “leashed” means a device, or use of a device, of leather, metal, nylon or other similar strong material no more than three (3) metres in length and of sufficient strength and design to restrain the size and strength of animal for which it will be (or is being) used. One end must remain securely affixed to a collar or harness securely attached to the dog with the other end held by a person capable of controlling the dog at all times.

“muzzled” means a humane fastening or covering device of adequate strength placed over the mouth of a dog designed to prevent the dog from biting or injuring any person or another animal.

- (1) An owner, tenant or occupant or visitor must not keep or harbour a dangerous dog or aggressive dog on a strata lot or common property, including limited common property.*
- (2) An owner, tenant, occupant or visitor who keeps a dog must not permit, suffer, or allow the dog to run at large.*
- (3) An owner, tenant, occupant or visitor who keeps a dog, or a person who has care, custody or control of a dog, must immediately remove any excrement deposited by the dog, and deposit it in a suitable refuse container.*
- (4) An owner, tenant, occupant or visitor must not permit, suffer, or allow the sound of a barking or howling dog that disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person is in a strata lot or on the common property.*
- (5) An owner, tenant, occupant or visitor must ensure that a dog does not:*
 - (a) kill or injure a person or animal; or*
 - (b) aggressively pursue or harass a person or animal without provocation.*
- (6) An owner, tenant, occupant or visitor must keep a dog on a leash at all times while on the common property, including limited common property.*
- (7) An owner, tenant or occupant must not keep a pet on a strata lot other than one or more of the following:*
 - (a) a reasonable number of fish or other small aquarium animals;*
 - (b) a reasonable number of small caged mammals;*
 - (c) up to 2 caged birds;*
 - (d) two dogs or two cats **or** one dog and one cat (i.e. maximum two pets per strata lot).*
- (8) An owner, tenant or occupant must not harbour exotic pets, including not exhaustively, snakes, reptiles, spiders or large members of the cat family.*
- (9) An owner, tenant or occupant must apply to the council for written permission to keep a pet by registering the pet with the council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in writing, the name of the pet, breed, colour and markings, together with the name, strata lot number and telephone number of the pet owner.*
- (10) A dog running at large on common property, including limited common property will be delivered to the municipal pound at the cost of the strata lot owner.*
- (11) An owner, tenant or occupant must not keep a pet that is a nuisance on a strata lot, on common property, including limited common property. If a pet, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by owner, tenant, occupants or visitors to a strata lot or the common property, the council may order such pet removed permanently from the strata lot, the common property or both of them.*
- (12) An owner in contravention of bylaws 1, 2, 5 or 11 will be subject to an immediate injunction application and the owner of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.*
- (13) A strata lot owner must assume all liability for all actions by a pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.*

(14) An owner, tenant or occupant must ensure that a pet does not soil common property. Pets must be cleaned off before entering the building or the elevator. Pets may be cleaned off in the underground garage.

(15) An owner, tenant or occupant in contravention any of bylaws 1 to 14, in addition to any other legal remedies, will be subject to a \$200.00 fine.

Following discussion, it was **Moved, Seconded, and Defeated** (14 In Favour, 6 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting paragraph (d) under the definition of “dangerous dog”.

Following discussion, it was **Moved, Seconded, and Carried** (Unanimously) to amend the proposed Bylaw by deleting #4. (2).

Following discussion, it was **Moved, Seconded, and Carried** (18 In Favour, 2 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (3).

Following discussion, it was **Moved, Seconded, and Carried** (19 In Favour, 1 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (4).

Following discussion, it was **Moved, Seconded, and Defeated** (7 In Favour, 13 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (5).

Following discussion, it was **Moved, Seconded, and Carried** (Unanimously) to amend the proposed Bylaw by deleting #4. (6).

Following discussion, it was **Moved, Seconded, and Carried** (Unanimously) to amend the proposed Bylaw #4. (7) by changing the wording to the following:

“Owners, tenants or occupants must not keep a pet on a strata lot other than one or more of the following:

(a) a reasonable number of fish or other small aquarium animals;

(b) a reasonable number of small caged mammals;

(c) up to 2 caged birds;

(d) two dogs or two cats or one dog and one cat (i.e. maximum two pets per strata lot).”

Following discussion, it was **Moved, Seconded, and Defeated** (5 In Favour, 15 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (8).

Following discussion, it was **Moved, Seconded, and Carried** (16 In Favour, 4 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (9).

Following discussion, it was **Moved, Seconded, and Carried** (Unanimously) to amend the proposed Bylaw by deleting #4. (10).

Following discussion, it was **Moved, Seconded, and Carried** (19 In Favour, 1 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (11).

Following discussion, it was **Moved, Seconded, and Carried** (19 In Favour, 1 Opposed, 0 Abstentions) to amend the proposed Bylaw by deleting #4. (12).

Following discussion, it was **Moved, Seconded, and Defeated (14 In Favour, 6 Opposed, 0 Abstentions)** to amend the proposed Bylaw by deleting #4. (14).

Following discussion, it was **Moved, Seconded, and Carried (Unanimously)** to amend the proposed Bylaw by deleting #4. (15).

There being no further Motions to amend the proposed Bylaw, it was **Moved, Seconded, and Carried (Unanimously)** to approve 3/4 Vote Resolution #3, as amended.

11. NEW BUSINESS

Courtesy When Watering Plants: An Owner expressed concern that the watering of plants is creating a mess of water and mud on patio/balcony areas of units below. Residents should ensure they have proper trays under any potted plants when watering them.

Balconies: There have been some issues with the buckling of balcony membranes that have been previously raised and still need to be addressed. The Strata Council will address the balcony issue.

Dog in Unit #206: Following discussion of the dog in Unit #206 killing another dog in the building, a petition with Owner signatures was presented to have the dog in Unit #206 removed from the building. Some Owners expressed that having an "**aggressive dog**" in the building may be a violation of existing Bylaws of the Strata Corporation. Council President, Mike Maslenki, presented a letter from the Owner of Unit #206. It was noted that the Owners of the dog in Unit #206 are complying with all the Rules imposed by the City of Vancouver Animal Control. The Strata Council will address the issue.

12. ELECTION OF THE 2007 / 2008 STRATA COUNCIL

As required by the *Strata Property Act*, the 2006 / 2007 Strata Council stepped down with the thanks of the Owners.

The following Owners were nominated to sit on the Strata Council:

Randy Atkinson	#102	Shana Orlowsky	#305
Susan Munroe	#105	Paul Friesen	#405
Mike Maslenki	#106	Betty Carter	#407
Loreya Montayne	#203	Esthel Issa	#409
David Nelson	#204		

Following the submission of votes by ballot, the following Owners were elected as the 2007 / 2008 Strata Council:

Randy Atkinson	#102	Shana Orlowsky	#305
Susan Munroe	#105	Betty Carter	#407
Loreya Montayne	#203	Esthel Issa	#409
David Nelson	#204		

13. MEETING TERMINATION

There being no further business, the meeting was terminated at 9:55 p.m.

The next Council Meeting is scheduled for **Wednesday, June 13th, 2007, at 6:00 p.m., in Unit #105.**

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO “STRATA PLAN VR 1691” AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FRONT OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS “1” TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____ DATE: _____
BY
COUNCIL: _____

(5/30/2007)

(07-AGM-M 1691)