
MINUTES OF THE ANNUAL GENERAL MEETING
TAPESTRY - STRATA PLAN BCS 2645
April 30, 2012

Held at 7:00 p.m. in the Community Room in Tapestry
2821 Heather Street, Vancouver, BC

Being that at 7:00 PM there were only 35 Owners present in person or by proxy (47 votes), the condition of quorum was not met. Therefore the meeting was adjourned for 15 minutes as per the requirements of the Bylaws.

At 7:15 PM the numbers were the same, the quorum was established and the President of the Strata Council, Michael Taylor, called the meeting to order.

It was moved and seconded to have Cristiana Vlasceanu chair the meeting.
CARRIED unanimously.

The proxies were deemed to be certified and the proof of Notice of Meeting was confirmed.

APPROVAL OF THE AGENDA

It was moved and seconded to adopt the Agenda of the Meeting as circulated.
CARRIED unanimously.

REPORT ON STRATA INSURANCE

Copies of the insurance coverage had been provided for the Owners. The renewal policy expires on March 31, 2013.

APPROVAL OF THE MINUTES OF THE 2011 ANNUAL GENERAL MEETING

It was moved and seconded to approve the minutes of the 2011 Annual General Meeting as circulated. **CARRIED** unanimously.

APPROVAL OF THE 2012/2013 OPERATING BUDGET

The proposed budget for the year 2012/2013 anticipates an increase in maintenance fees of 9.3% for the Residential Section and 12.9% for the Commercial Section.

It was moved and seconded to approve the Residential Budget as proposed. Owners asked several questions regarding different categories of the budget.

There being no further questions a vote was called and the Residential Section Budget was **CARRIED** unanimously.

It was moved and seconded to approve the Commercial budget as proposed. There being no questions a vote was called and the Commercial Section Budget was **CARRIED** unanimously.

ELECTION OF COUNCIL

The property manager thanked the Strata Council members for their work during the past year and asked each one of them if they would be willing to run for another term.

Of the Council members, the following members agreed to run for another term:

- | | |
|--------------------------|-------------------------------|
| - Michael Taylor | - #108A - Residential Section |
| - Chad Colgur | - #507A - Residential Section |
| - Alan Ip | - #309A - Residential Section |
| - Gordon McTaggart-Cowan | - #503H - Residential Section |
| - Paul Frew | - VCH - Commercial Section |

The floor was opened for volunteers and/or nominations and the following Owners agreed to stand for election on the Strata Council:

- | | |
|-----------------|---------|
| - Douglas Laird | - #404H |
| - Gary Cody | - #107A |

It was moved and seconded to close the nominations. **CARRIED** unanimously.

There being no objection from the floor, a vote was called and the Council members as above were elected unanimously.

Special Thanks have been extended to both Wendy Donaldson and Cynthia Tomlin for their hard work and dedication to the best interests of the building over the duration of their several years' tenure on the Strata Council.

NEW BUSINESS

The following issues were noted to be investigated and addressed by the newly elected Strata Council:

- ***VCH Green Space and Playground*** – Owners expressed concerns regarding the condition of the landscaping in the park (green space). Paul Frew has been asked to discuss the issues of the dying trees, the unkempt grass etc. with the representatives in charge at Vancouver Coastal Health (VCH);
- ***Tripping Hazard*** - Paul Frew has also been informed about and asked to address a growing hole close to the walking path and the playground, which is becoming a tripping hazard for people walking in the area;
- ***Andesite Stone Maintenance*** – An owner inquired as to the status of finding a permanent solution to keep the andesite wall clean - the Council members explained that the problem has been investigated with multiple professionals; however at this time a permanent solution has not been found. It was suggested that an engineering firm be consulted in this matter - it was recommended to inquire with Morrison Hershfield as they were the original engineers for this building;
- ***Maintenance Issue*** – An owner reported that there is some bubbling paint on a horizontal surface he can see – from his balcony – this will be investigated;
- ***Uneven Patio Pavers*** – Two owners on the ground floor of the Avenue building reported uneven patio pavers - these will be addressed this spring.

TERMINATION

There being no further business, it was moved, seconded and unanimously **CARRIED** to terminate the meeting at 8:10 PM.

COUNCIL MEETING

The newly elected Council members briefly met after the Annual General Meeting.

The following officers were elected:

- | | | |
|------------------|---|---------------------------------------|
| - President | – | Alan Ip; |
| - Vice President | – | Chad Colgur; |
| - Treasurer | – | Gord McTaggart-Cowan; |
| - Secretary | – | Michael Taylor; |
| - Member | – | Paul Frew (Vancouver Coastal Health); |

Page 4

- Member – Duane Laird;
- Member – Gary Cody.

The Council members discussed the following issues:

- it was moved, seconded and **unanimously carried** to approve the start up of the renovation work in a suite on the 10th floor in the Heather bldg. The documents requested by the Strata Council (permits, insurance documents etc) have been provided. The only outstanding item is the plumbing permit.

- it was moved, seconded and **unanimously carried** to approve Black Tie's revised estimate to do the pressure washing of the underground parking as well as the exterior of the buildings up to the first floor level eye-brows. The work will be scheduled for the second part of May.

The next Council meeting will be held on Monday, June 18, 2012.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes, however there will be a charge for obtaining a copy of the minutes.

Gateway Property Management Corporation	Main Switchboard:	604-635-5000
#400 – 11950 – 80 th Avenue	Fax:	604-635-5001
Delta, BC V4C 1Y2	After Hours Emergency:	604-601-7316
Senior Property Manager:	Cristiana Vlasceanu	604-635-5030
	cvlasceanu@gatewaypm.com	
Administrative Assistant:	Gail Bauer	604-635-5012
	gbauer@gatewaypm.com	