

**SPECIAL GENERAL MEETING MINUTES
STRATA CORPORATION LMS 280
CHATEAU COMOX**

The Special General Meeting of the Owners of Strata Corporation LMS 280 was held on Thursday, December 06, 2001 in the Meeting Room at 1272 Comox Street, Vancouver, B.C.

OWNERS PRESENT

There were 12 owners present in person and 1 owner represented by proxy for a total of 13. A quorum being 1/3 of all owners eligible to vote for a total of 7. Therefore a quorum was declared and the meeting was allowed to proceed.

THE MEETING WAS CALLED TO ORDER AT 7:05 P.M.

PROOF OF NOTICE

Proof of Notice for the Special General Meeting of the owners of Strata Corporation LMS 280 was prepared in accordance with the provisions of the *Strata Property Act of British Columbia* and was hand delivered or mailed to all owners on November 15, 2001. It was moved by Lois Ker and seconded by Aida Davis that Proof of Notice be accepted, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF AUGUST 20, 2001 ANNUAL GENERAL MEETING MINUTES

It was moved by Stan Bennett and seconded by Patricia Pracher that the minutes of the August 20, 2001 Annual General Meeting be accepted, as presented. **Motion carried.**

REPORT FROM THE PRESIDENT

Council President Rusty Ker thanked the owners for attending the meeting. He noted that the Council has been busy since August. Improvements to the building have been undertaken. Rainscreen has completed the exterior painting of the building and the front gardens have been changed. The garden areas are now much more open which will increase the security for all residents.

This evening owners will be reviewing new Bylaws and Rules & Regulations. The *Strata Property Act* requires that all Strata Corporations make sure that their bylaws conform with the new *Act* by January 01, 2002. Many hours of work have gone into the preparation of the proposals by the Committee comprised of Stan Bennett, Aida Davis and Rusty Ker.

The owners present thanked the Bylaw Committee for their work.

PRESENTATION AND REVIEW OF THE PROPOSED RESOLUTION "A" - BYLAWS AND RULES AND REGULATIONS.

It was moved by Lois Ker and seconded by Mike Ghafarzadeh to approve the proposed Bylaws.

It was moved by John Christenson and seconded by Adriaan de Vries to amend 4.3(r) by removing "place any indoor-outdoor carpeting on any deck, patio or balcony, or". The question was called on the Amendment. **Amendment carried.**

It was moved by Adriaan de Vries and seconded by Bruce MacDonald to amend 4.3(s) by amending this section to read "....occupant, guest, friend or family member of the owner of the strata lot permitted by these bylaws." The question was called on the Amendment. **Amendment carried.**

It was moved by Michael Lord and seconded by Lois Ker to amend 5.1© to read "one cat or one dog". The question was called on the Amendment. **Amendment carried.**

It was moved by John Christenson and seconded by Adriaan de Vries to amend 6.1(c)(iii) to read ".....who has lived and cohabited with the owner, for a period of at least one year". The question was called on the Amendment. **Amendment carried.**

It was moved by Lois Ker and seconded by Aida Davis to amend 7.4 to read "...to the mover by the property manager or delegate.....". The question was called on the Amendment. **Amendment carried.**

The question was called on the Motion, as amended. **Motion carried, as amended.**

It was moved by Lois Ker and seconded by Patricia Pracher to approve the Rules and Regulations for the Strata Corporation, as distributed.

The question was called on the Motion, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF PROPOSED RESOLUTION "B" - REMOVAL OF FUNDS FROM THE CONTINGENCY RESERVE FUND

President Rusty Ker distributed to owners an analysis of Common Area Expenses and Contingency Reserve Fund for the period of July 01, 2001 to June 30, 2002 (copy attached).

It was moved by Aida Davis and seconded by Patricia Pracher to approve the removal of \$6,000 from the Contingency Reserve Fund to cover additional exterior painting and repair costs.

After good discussion, the question was called on the Motion. **Motion carried.**

PRESENTATION AND REVIEW OF PROPOSED RESOLUTION "C" - ASSESSMENT FOR BUILDING IMPROVEMENTS AND ADDITIONAL PAINTING COSTS.

It was moved by Aida Davis and seconded by Lois Ker to approve the assessment to owners, in the amount of \$10,000 to cover the balance of the building improvements and additional painting costs, payable on February 01, 2002, based on unit entitlement.

After good discussion, the question was called on the Motion. **Motion carried.**

NEW AND OTHER BUSINESS

- a) Gardening. Discussion was held on the removal of the cedar hedge at the front of the building to eliminate areas where individuals could hide. The owners present agreed that this was a good security measure. A discussion was also held on the bamboo that was planted in the area behind suite 203. Concern has been raised about possible damage that could be caused by these plants to the planter membrane and parkade ceiling. This will be discussed further with the Strata's landscaper.
- b) Caretaker. A thank you was extended to John Rose for his continued attendance to the building cleaning.

ADJOURNMENT

There being no further business it was moved by Stan Bennett that the meeting be adjourned. Meeting adjourned at 9:38 p.m.

**ANALYSIS OF COMMON AREA EXPENSE
AND CONTINGENCY RESERVE FUND
JULY 1, 2001 – JUNE 30, 2002**

COMMON AREA REPAIRS FOR CURRENT YEAR:

Common area repairs and maintenance July 1 – October 31, 2001	\$ 5,871
Exterior painting contract 2001	24,829
Expected common area repairs and maintenance November 1 – June 30, 2001	<u>5,300</u>
	<u>36,000</u>

SOURCE OF PAYMENT:

Budgeted common area repairs and maintenance for the year (from within budget approved at 2001 AGM)	10,000
Transfer from contingency reserve fund (approved at 2000 AGM)	10,000
Transfer from contingency reserve fund requiring approval	6,000
Assessment for building improvement requiring approval	<u>10,000</u>
	<u>\$ 36,000</u>

STATUS OF CONTINGENCY RESERVE FUND

Contingency reserve fund, October 31, 2001 (after \$10,000 transfer in October).	11,218
Less proposed transfer	(6,000)
Monthly contributions November 2001 – June 2002	<u>3,336</u>
Expected balance at June 30, 2002 <u>8,554</u>	\$

STRATA CORPORATION LMS 280

APPROVED RESOLUTION "C"

(Due February 01, 2002)

Strata		Unit	
Lot	Suite	Entitlement	Assessment
1	201	67	339.76
2	202	75	380.32
3	203	79	400.61
4	204	70	354.97
5	301	67	339.76
6	302	75	380.32
7	303	79	400.61
8	304	70	354.97
9	401	67	339.76
10	402	75	380.32
11	403	79	400.61
12	404	70	354.97
13	501	142	720.08
14	502	79	400.61
15	503	70	354.97
16	601	142	720.08
17	602	149	755.58
18	701	134	679.51
19	702	141	715.01
20	801	117	593.31
21	802	125	633.87

1972

\$10,000

THE OWNERS, STRATA PLAN LMS 280
CHATEAU COMOX
(the "Strata Corporation")

NOTICE OF SPECIAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that a Special General Meeting of The Owners, Strata Plan LMS 280 will be held in the Meeting Room, 1272 Comox Street, Vancouver, B.C., on Thursday, December 06, 2001 at 7:00 o'clock p.m. Vancouver time, for the following purposes:

- 1) PRESENTATION AND APPROVAL OF THE AUGUST 20, 2001 ANNUAL GENERAL MEETING MINUTES
- 2) PRESENTATION AND REVIEW OF SPECIAL RESOLUTION "A" - PROPOSED BYLAW and RULES AND REGULATIONS (75% approval required)
- 3) PRESENTATION AND REVIEW OF PROPOSED RESOLUTION "B" - REMOVAL OF FUNDS FROM CONTINGENCY RESERVE FUND (75% approval required)
- 4) PRESENTATION AND REVIEW OF PROPOSED RESOLUTION "C" - ASSESSMENT FOR BUILDING IMPROVEMENTS & ADDITIONAL PAINTING COSTS

Accompanying this Notice are copies of the Agenda, Proposed Resolutions "A", "B", and "C" with attachments, and a form of proxy.

DATED at Vancouver, B.C., November 15, 2001.

OWNERS ARE ENTITLED TO VOTE AT THE MEETING EITHER IN PERSON OR BY PROXY. IF YOU ARE UNABLE TO BE PRESENT AT THE MEETING, YOU ARE REQUESTED TO READ, COMPLETE, SIGN, DATE AND RETURN THE ENCLOSED PROXY. A SPOUSE WHO IS NOT REGISTERED ON TITLE MUST HAVE A PROXY AUTHORIZATION TO VOTE.

NOTE: In order to vote, a registered owner must be paid up in all arrears of maintenance, fines or other charges owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. If you are uncertain of your account status, please call 689-0909 between 9 o'clock a.m. and 4 o'clock p.m., Monday to Friday. A Proxy to be effective must be deposited with the Chair of the Meeting before commencement of the Meeting or any adjournment thereof.

SPECIAL RESOLUTION "A"

(75% APPROVAL REQUIRED)

STRATA PLAN LMS 280 (the "Strata Corporation")

BE IT RESOLVED, that by a Special Resolution of the owners of the residential strata lots in the strata plan, that:

Pursuant to the *Strata Property Act*, Division 2 - Amending the Bylaws, Section 126. The Bylaws and Rules and Regulations of the Strata Corporation may be changed, repealed, replaced, added to or otherwise amended by complying with the requirements of this Division. The owners of Strata Plan LMS 280 approve and adopt the proposed Bylaws and Rules and Regulations, as presented and attached to this Resolution to be filed in Land Title Office. This registration will repeal all previously filed Bylaws of the Strata Corporation.

Dated at _____, British Columbia, _____, 2001.

The common seal of the Owners, Strata Plan LMS 280
was hereunto affixed in the presence of:

Authorized Signatory

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Authorized Signatory

SPECIAL RESOLUTION "B"

(75% APPROVAL REQUIRED)

STRATA PLAN LMS 280
(the "Strata Corporation")

BE IT RESOLVED, that by a Special Resolution of the owners of the residential strata lots in the strata plan, that:

Pursuant to the *Strata Property Act*, Part 6, Division 1 - Expenditures from the contingency reserve fund, Section 96. The owners of Strata Plan LMS 280 approve and the removal of \$6,000 from the contingency reserve fund to cover additional exterior painting and repair costs.

Dated at _____, British Columbia, _____, 2001.

The common seal of the Owners, Strata Plan LMS 280
was hereunto affixed in the presence of:

Authorized Signatory

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Authorized Signatory

RESOLUTION "C"

RESOLUTION OF THE OWNERS

STRATA PLAN LMS 280 (the "Strata Corporation")

BE IT RESOLVED, that by a Resolution of the owners of the residential strata lots in the strata plan, that:

The Strata Corporation, pursuant to the *Strata Property Act, Division 4 (108)*, as amended, resolve

THAT in an assessment be levied for building improvements and additional painting costs incurred for a total amount of \$10,000;

AND the Strata Corporation agrees that each owner be assessed, based on "unit entitlement", as per the definition of "unit entitlement" in the *Strata Property Act of British Columbia*; and

a) the assessment be due and payable, in full, on February 01, 2002.

(schedule of assessment attached)

Dated at _____, British Columbia, _____, 2001.

The common seal of the Owners, Strata Plan LMS 280
was hereunto affixed in the presence of:

_____)
_____)
_____)
Authorized Signatory)
_____)
_____)
_____)
Authorized Signatory)

STRATA CORPORATION LMS 280

PROPOSED RESOLUTION "C"

(Due February 01, 2002)

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