

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

The Annual General Meeting of the Owners of Strata Corporation LMS 280 was held on August 29, 2002 in the Meeting Room at 1272 Comox Street, Vancouver, B.C.

OWNERS PRESENT

There were 20 owners represented in person or by proxy. A quorum, being 1/3 of all owners eligible to vote for a total of 7, was declared and the meeting was allowed to proceed.

THE MEETING WAS CALLED TO ORDER AT 7:00 P.M.

APPROVAL OF AGENDA

It was moved by Aida Davis and seconded by Jim Storey to approve the Agenda for the Annual General Meeting. Motion carried.

REPORT FROM THE PRESIDENT

President Rusty Ker requested that those present who were not owners identify themselves. An introduction was done of all Strata Council members present.

The Council President reported on the passing of Council Vice- President Len Fleming in a motor vehicle accident and extended, on behalf of all of the owners, sincere condolences to Sandy St. Armand and her family.

Council President Rusty Ker distributed a written report to all present at the meeting.

PRESENTATION AND REVIEW OF THE DECEMBER 06, 2001 SPECIAL GENERAL MEETING MINUTES

It was moved by Dexter Sterling and seconded by Adriaan de Vries to approve the minutes of the December 06, 2001 Special General Meeting, as distributed. Motion carried.

PRESENTATION AND REVIEW OF RESOLUTION "A" - PROPOSED BYLAW AMENDMENTS (75% approval required)

It was moved by Jim Storey and seconded by Aida Davis to approve proposed Resolution "A".

It was moved by Dexter Sterling and seconded by Bruce MacDonald to amend the Motion by dealing with each individual bylaw change separately. After good discussion, the question was called on the Amendment. Amendment carried.

Division 1 - Duties of Owners, Tenants, Occupants and Visitors

Use of property

4(1) d) to add after or, “contravenes any City of Vancouver bylaws.”

Discussion was held on the proposed change. The question was called on the approval of 4(1) d) as presented. **Motion defeated.**

4(3) d) delete “requiring entry by the public” and add after activity “without express permission of Council.”

The question was called on 4(3) d) as presented. **Motion defeated.**

4(3) r) to add after ; “indoor/outdoor carpeting is expressly prohibited for sanitary and safety reasons.”.

The question was called on 4(3) r), as presented, after good discussion. **Motion defeated.**

Parking

10 (2) Replace “an owner, tenant, occupant or” with “A” and add (after the first sentence) “an owner, tenant, or occupant may use the guest parking area for a maximum courtesy period of two hours for the purpose of loading and unloading only.”

Discussion was held on the Motion. The question was called on 10(2), as presented. **Motion carried.**

Add: Division 7 - Procedure

Roberts Rules of Order

38 (1) “All meetings of the strata corporation shall be governed by Roberts Rules of Order.”

Discussion was held on the Motion and the existing bylaws of the Strata Corporation. The question was called on 38(1), as presented. **Motion defeated.**

PRESENTATION AND REVIEW OF THE 2001/2002 OPERATING BUDGET

Treasurer Patricia Pracher presented the operating budget for the fiscal year ending June 30, 2002. She explained that there were extra costs incurred in gardening, increased insurance costs, and elevator repairs.

PRESENTATION AND REVIEW OF THE 2002/03 CAPITAL PLAN

Treasurer Patricia Pracher presented the proposed 2002/03 Capital Plan, a copy of which is enclosed in the Notice of Meeting. A question was raised on the timing of the replacement of the various items contained in the Capital Plan. Patricia responded that the Capital Plan is a guideline only, based on estimated time frames. (Expenditures from the CRF require approval of the owners, except

in the case of an emergency that threatens the safety of residents).

It was moved and seconded to approve the Capital Plan, as presented. **Motion carried.**

REVIEW OF STRATA CORPORATION INSURANCE

Council President Rusty Ker noted that a copy of the current policy was included in the Notice of Meeting. The next Strata Council will be reviewing the coverage to ensure that it is sufficient.

PRESENTATION AND REVIEW OF PROPOSED 2002/03 OPERATING BUDGET

Patricia Pracher presented the proposed operating budget for the upcoming fiscal year, effective July 01, 2002. Increased costs for the upcoming year are in property management fees, insurance, gas and landscaping. Some decreases have been noted in fire systems/monitoring.

It was moved by Patricia Pracher and seconded by Jim Storey to approve the 2002/03 operating budget, as presented.

It was moved by Dexter Sterling and seconded by Pat Rose to review the budget line by line and amend as required. **Amendment carried.**

It was moved by Jim Storey and seconded by Adriaan de Vries to reduce management fees from \$6,420 to \$4,860.

Discussion was held on the use of secret ballots. President Rusty Ker advised that he has the ability to choose the method of voting to be used. Ballots were provided at the beginning of the meeting for this purpose. It was agreed that Jim Storey and Adriaan de Vries count the ballots. Both accepted this responsibility.

The vote was received on the reduction of property management fees. **Amendment defeated.**

It was moved by Dexter Sterling and seconded by Bruce MacDonald to increase the caretaker's budget from \$5,450 to \$5,765. There has been no increase in this category for several years. The ballots were counted on the proposed amendment. **Amendment carried.**

It was moved by Pat Rose and seconded by Dexter Sterling to reduce the landscaping budget from \$2,300 to \$1,100. The ballots were counted on the amendment. **Amendment carried.**

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

NEW AND OTHER BUSINESS

President Rusty Ker advised those present that no new business had been received prior to the required 21 days notice so "its there but it really doesn't hold water".

ELECTION OF 2002/03 STRATA COUNCIL

Don Lord presented a list of owners who have agreed to put their names forward for Council in advance of the meeting:

Stan Bennett
Mike Ghafarzadeh

Aida Davis
Rusty Ker

Adriaan de Vries
Patricia Pracher

President Rusty Ker acknowledged that all individuals named have accepted the nominations.

The following persons were nominated from the floor

The following owners were elected to the 2002/03 Strata Council:

Patricia Pracher
Rusty Ker

Adriaan de Vries
John Rose

Aida Davis
Mike Ghafarzadeh

ADJOURNMENT

There being no further business it was moved by Bruce MacDonald that the meeting be adjourned.
Meeting adjourned at 8:46 p.m.

STRATA CORPORATION LMS 280

APPROVED 2002/03 OPERATING BUDGET
EFFECTIVE JULY 01, 2002

INCOME

MAINTENANCE ASSESSMENTS	\$	67,551
TOTAL INCOME	\$	<u>67,551</u>

EXPENSE

CARETAKER	\$	5,765
GROUNDS MAINTENANCE & SUPPLIES		1,100
MANAGEMENT FEES		6,420
BUILDING INSURANCE		3,080
CUSTODIAL INSURANCE APPRAISAL		535
ELECTRICITY		6,000
GAS		12,000
ENTERPHONE		450
ELEVATOR MAINTENANCE		4,800
ELEVATOR LICENSE		145
WATER & SEWER		3,700
GARBAGE COLLECTION		1,200
RECYCLING		360
COMMON AREA REPAIRS & MAINTENANCE		12,000
EQUIPMENT & SUPPLIES		500
PEST CONTROL		527
FIRE PREVENTION/MONITORING		1,900
PHOTOCOPYING & POSTAGE		500
MISCELLANEOUS EXPENSE		128
BANK CHARGES		300
EXPENSE SUB-TOTAL	\$	61,410
CONTINGENCY RESERVE FUND		6,141
TOTAL EXPENSE	\$	<u>67,551</u>

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STRATA CORPORATION LMS 280

APPROVED 2002/03 MAINTENANCE FEE SCHEDULE

(July 01, 2002 - June 01, 2003)

Strata Lot	Suite	Unit Entitlement	MONTHLY FEE
1	201	67	191.26
2	202	75	214.09
3	203	79	225.51
4	204	70	199.82
5	301	67	191.26
6	302	75	214.09
7	303	79	225.51
8	304	70	199.82
9	401	67	191.26
10	402	75	214.09
11	403	79	225.51
12	404	70	199.82
13	501	142	405.35
14	502	79	225.51
15	503	70	199.82
16	601	142	405.35
17	602	149	425.33
18	701	134	382.51
19	702	141	402.50
20	801	117	333.99
21	802	125	356.82

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Approved 2002/03 Annual Budget \$67,551