

**MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-3170
SOLO, DUO, TREO**

HELD: On Tuesday, March 31 at 7:00 p.m. in the Club Solo, 2228 Marstrand Avenue, Vancouver, BC

PRESENT: 35 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being no quorum present at 7:00 p.m., the meeting was adjourned and subsequently re-convened as per the bylaws of the strata corporation LMS-3170 at 7:30 p.m. whereby those present constituted the legal quorum.

ELECTION OF CHAIR

It was moved, seconded and carried to elect Bunny Porteous as the chairperson for the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated March 10, 2009 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda distributed with the Notice of Meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the January 29, 2008 Annual General Meeting. There was no business arising.

It was moved, seconded and carried to adopt the minutes of the Special General Meeting, January 13, 2009.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council President Christine Funk welcomed the owners and thanked them for all their work this year and presented a brief review of the past fiscal year:

The security system was only as good as the residents using it and reminded the owners of the following safety security rules:

- Wait until the garage gate is completely closed before moving on.
- Do not leave keys, garage remote or valuables in your vehicle.
- Never let a stranger in the building when you are entering or exiting. Close the door after you.
- Report any suspicious activity or persons to the police via 911 and/or Provident Security.
- Residences that misplace or lose their fobs/remotes are required to contact VCS to ensure they are deleted from the system in order to maintain a maximum level of security within a strata corporation.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-3170, as attached to the AGM notice, was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

(IMPORTANT REMINDER)

The agent reminded the owners that the maintenance of dishwasher/washing machine hoses, water shut-off valves, hose bids, fridge lines, toilet wax seals, shower diverters taps etc. are the responsibility of the owners to maintain and should be checked regularly for leaks to prevent costly damages to the owners and inconveniences to neighbouring units that may occur water damages. Owners are also reminded to ensure that their homeowner insurance packages include sufficient coverage for the strata corporation's \$10,000 water damage deductible.

Owners with rental units should ensure their tenants complete regular required maintenance checks in the unit and contact the owner and/or VCS with any leaks or concerns.

BUDGET

Agent Bunny Porteous reviewed the financial highlights of the fiscal year ending January 31, 2009. The 2009/2010 budget was presented to the owners for a detailed review and analysis.

Council member Howard Olsen advised the owners that the strata council highly recommended hiring a non-resident caretaker (either an employee or contractor) to replace the current maintenance company hired to complete cleaning only. The increased job description has not been finalized but could include the following: Provide access for trades people, investigate resident concerns related to common property matters (excluding emergencies which are always reported to VCS), activate fobs/remotes, book elevators for move in and outs, inform property manager of daily activities and concerns, and complete minor repairs.

The council has also recommended hiring a part-time cleaner for Saturday and Sunday (4 hours per day).

The budget for the caretaker/cleaner has been increased to \$55,000 which is the market salary for a caretaker and a part-time cleaner. The owners were in accordance with council's recommendations.

The agent presented a quote submitted from an owner to purchase new fitness equipment i.e. power blocks, tension ropes, bosu ball, elliptical trainer machine, etc. at an estimated cost of \$8,500. With no funding budgeted for upgrades in the 2009/2010 operating budget, the owners requested a resolution to upgrade the fitness equipment be presented to the owners at the AGM in 2010.

Following discussion, it was moved, seconded and **carried** to adopt the budget for the fiscal year 2009/2010 in the amount of \$621,004.

Owners please note there is no increase in strata fees. For those owners on pre-authorized chequing (PAC) your payments will continue automatically at the same rate. For those owners who paid by post-dated cheques, please issue a new post-dated cheque payable to strata plan LMS-3170 effective May 1, 2009.

The following $\frac{3}{4}$ Vote Resolution was presented to the owners through their consideration:

3/4 VOTE RESOLUTION #1 – FUND TRANSFER

WHEREAS the Owners, Strata Plan LMS-3170, wish to combine the funds in the existing Envelope Review and Roofing Fund (approximately \$40,000) and the Roof Fund (approximately \$31,700) into one Roof Fund;

BE IT RESOLVED that the Envelope Review and Roofing Fund be closed and the funds in the amount of approximately \$40,000 be transferred into the Roof Fund for a combined total balance of approximately \$71,700.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #1 – Fund Transfer.

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The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION #2 – URGENT REPAIRS PH11

WHEREAS The Owners, Strata Plan LMS-3170 were required to expend an additional \$58,343 to the sum approved at the SGM on December 11, 2007 (\$80,000) to complete the urgent repairs;

AND WHEREAS payment of the additional funds in the amount of \$58,343 was funded from the CRF;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170 that the additional expenditure be and is hereby ratified and the amount of \$58,343 be approved to be charged against the Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #2 Urgent Repairs Penthouse #11.

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The following $\frac{3}{4}$ Vote Resolution was presented for the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION #3 - BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan LMS-3170, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan LMS-3170, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

by amending bylaw 12(c):

12. Additional Duties of owner

An owner shall:

- (c) repair and maintain his strata lot, including windows and doors, and areas allocated to his exclusive use, and keep them in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted;

to read:

An owner shall:

- (c) repair and maintain his strata lot, including doors, and areas allocated to his exclusive use, and keep them in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted;

Note: the word "windows" is removed by the amendment.

Following discussion, it was moved, seconded and **carried** (unanimously) to adopt $\frac{3}{4}$ Vote Resolution #3 Bylaw Amendment, as presented.

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NEW BUSINESS

The owners requested the council review the following items at the next council meeting:

1. Bylaw Amendment – Gas Fireplace Maintenance .
2. Communications: Council member Howard Olsen is proceeding to design a website for the strata corporation to facilitate communications for non-resident owners as a cost saving measure for the strata corporation. All important notices, minutes' reports, bylaws, rules, etc. will be available on the website.
3. Landscaping upgrade along boulevard in front of Treo Building.
4. No skateboarding in the parkade rule.
5. Repair loose pavers near the ramp of the Solo parkade.

ELECTION OF STRATA COUNCIL:

The members of council for 2008/2009 automatically retired from their positions pursuant to the *Strata Property Act*. The owners expressed appreciation on a job well done by their outgoing council. The following owners were nominated for council for 2009/2010:

Christine Funk	Unit #305 T
Marc Prefontaine	Penthouse #11 S
Sean Aslani	Unit #402 S
Richard Mishra	Unit #301 D
Howard Olsen	PH#1 S
Dominic Mattman	PH#9 S

There being no further nominations it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

There being no further business, the Annual General Meeting was adjourned at 9:20 p.m. The next council meeting will be held on Monday, April 27, 2009 at 7:00 p.m. in Club Solo.

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