

PLEASE BRING THIS NOTICE TO THE MEETING

March 9, 2010

NOTICE TO: The Owners, Strata Plan LMS-3170

FROM: Vancouver Condominium Services Ltd.
400 - 1281 W. Georgia St.
Vancouver, B.C. V6E 3J7
Telephone: 604-684-6291
Accounting: 604-684-5329

Strata Agent:

Bunny Porteous

TAKE NOTICE that the Annual General Meeting of Strata Plan LMS-3170 will be held:

Date & Time: - Tuesday, March 30, 2010 at 7:00 p.m.

Registration: - 6:45 p.m.

**Location: - Club Solo
2228 Marstrand Ave.
Vancouver, B.C.**

In order to vote an owner should be paid up in all arrears of strata fees and current special levies 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 604-684-5329 between 9:00 a.m. and 4:00 p.m. Owners may be represented by proxies - a blank proxy is provided for your convenience. A spouse who is not registered on title **MUST** have a proxy authorization to vote.

SEE AGENDA ON REVERSE SIDE

AGENDA

- 6:45 p.m. Registration
- 7:00 p.m. Call to Order
- Quorum Report
- Election of Chair
- Proof of Notice of Meeting
- Approve the Agenda
- Approve Minutes from last Annual General Meeting (*March 31, 2009*)
- Approve Minutes from Special General Meeting (*July 28, 2009*)
- Unfinished Business
- President's Report
- Committee Reports
- Insurance Report (see attached)
- Budget (see attached)
- $\frac{3}{4}$ Vote Resolution #1 – Contingency Reserve Fund Contribution (see attached)
- $\frac{3}{4}$ Vote Resolution #2 – Bylaw Amendment – Smoking Policy (see attached)
- $\frac{3}{4}$ Vote Resolution #3 – Bylaw Amendment – Flooring Upgrades
- $\frac{3}{4}$ Vote Resolution #4 – Deck Membrane – Unit #502
- New Business
- Election of Strata Council
- Terminate the Meeting

LMS 3170 – Message From President

2009/2010 was a remarkable year for our strata corporation with several milestones and achievements we can all be proud of. Some of the highlights for the year include the following:

1. **Upgrade of the security system** – This year we upgraded the computers and all the software that controls our video and access control security systems. The net result was a more secure building and user friendly database which allows us faster response times on user requests.
2. **Full-Time Care Taker Hired** – This was also the year we terminated our building cleaning contract and hired a full time non-resident caretaker. This provided us with 7 day per week cleaning and gave us better responsiveness on maintenance issues like move in / move out requests, changing of light bulbs, and sanitation of the refuse areas. I think we'll all agree that our buildings are much cleaner and more presentable since Kevin Costea and his team at Cordial Building Services took over maintenance of our strata lot.
3. **Exterior Maintenance Project Completed** – This year we completed the envelope review and maintenance project. What began as three year phased program with a one million dollar budget, we were able to complete this summer for a final price tag of just Four Hundred Thousand, saving us over Six Hundred Thousand Dollars. To accomplish this we used funding from the first phase of three approved special levies of \$333K each and took \$116,000 from the Contingency Reserve Fund (CRF), thus eliminating the need for the other two special levies of \$660,000. We still need to pass a special levy to replace the \$116,000 we borrowed from the CRF but this will be a one time levy for a much lesser amount than what was originally budgeted and approved. The bottom line is this: we were able to fix deficiencies in our aging envelope and proactively protect ourselves for another 10 years in record time and way under budget. The strata council wishes to thank all of our residents for their cooperation and especially to Bunny Porteous and VCS to helping us oversee this program.

We had many accomplishments this year and continued to be a proactive council with one goal in mind: "To be the most popular, secure, and sustainable community in the Arbutus Walk. It's our vision and mandate to protect the lifestyle of all residents and the resale value of owners through proactive management, continuous building improvement, and community development."

Looking forward to 2010 / 2011

We have made great strides in securing and maintaining our mutual investment and have been able to do so with no strata fees increase for the last two years. But with the introduction of the HST this year we will see an increase in our cost on virtually every line item in our budget of 7%. Since the HST comes into effect July 1st, we are budgeting a Strata Fee increase of 4% and a further 3% next year to offset the increased expenses created by the HST. In 2008, we replaced the carpet in Solo and Duo and continued the carpet fund for Treo which is 3 years younger than Solo. Look for new carpet in Treo within the next 12 months. And finally we continue to build a Roofing fund. The Building are at the 10 year mark and we have been advised to anticipate the life expectancy of our roof for another 3 to 5 years. This fund allows to be prepared for the eventual replacement without having to call a special levy.



BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 669-9600
 Fax: (604) 683-9316
 Toll Free: 1-866-669-9602

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS3170

Renewal Policy No. BFL04LMS3170

NAMED INSURED The Owners, Strata Plan LMS3170, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
MAILING ADDRESS Vancouver Condominium Services Ltd.(As Property Manager)
 400-1281 West Georgia Street, Vancouver, BC V6E 3J7
POLICY PERIOD From: May 1, 2009 To: May 1, 2010
 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 2228 Marstrand Avenue, Vancouver, BC V6K 4T1
 2288 Marstrand Avenue, Vancouver, BC V6K 4S9
 2688 Vine Street, Vancouver, BC V6K 4T6
CONSTRUCTION SOLO, DUO, TRIO
OCCUPIED BY INSURED AS Mixed 6 Storeys 3 Buildings
 176 Residential Units 0 Commercial Units

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006 / RB)		\$ 38,668,000
A. All Property - All Risks, Stated Amount Co-Insurance, Limited Guaranteed Replacement Cost, By-Laws .		
All Risks	\$ 1,000	
Sewer Backup Damage	\$ 10,000	
Water Damage	\$ 10,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months		\$ Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000.)		
I. Comprehensive Dishonesty, Disappearance and Destruction -- Form A		\$ 25,000
II. Loss Inside the Premises		\$ 10,000
Loss Outside the Premises		\$ 10,000
Money Orders and Counterfeit Paper Currency		\$ 10,000
V. Depositors Forgery		\$ 10,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)		
A. Bodily Injury & Property Damage Liability	Per Occurrence \$ 500	\$ 10,000,000
General Aggregate Limit	Aggregate \$ 500	\$ 10,000,000
Products and Completed Operations	Aggregate \$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability	Per Occurrence \$	\$ 10,000,000
C. Medical Payments	Any One Person \$	\$ 5,000
	Per Occurrence \$ 500	\$ 25,000
D. Tenants Legal Liability		\$ 500,000
Non-Owned Automobile Endorsement SPF #6 -- Form 335002-02	Per Occurrence \$	\$ 10,000,000
Contractual Liability Endorsement SEF #94 -- Form 335100-01	Per Occurrence \$ 500	\$ 10,000,000
Excluding Long Term Leased Vehicle Endorsement SEF #99 -- Form 335300-02	Per Occurrence \$	\$ 10,000,000
Limited Pollution Liability Coverage Endorsement -- Form 000114-02	Aggregate \$ 500	\$ 1,000,000
Employee Benefit Liability -- Form 000200	Aggregate \$	\$ 1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	\$ Nil	\$ 2,000,000
SECTION V - GLASS (Form 820000-02, Rev. Nov 1998)		
Blanket Exterior Glass	Residential \$ 100	Blanket
	Commercial \$ N/A	Not Covered

SUBSCRIPTION

This Policy contains a clause(s) which may limit the amount payable.

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).

BFL CANADA Insurance Services Inc.

E. & O.E.
 DATE: May 6, 2009

Melanie Masching
 AUTHORIZED REPRESENTATIVE

BFL makes a difference



International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 669-9600
 Fax: (604) 683-9310
 Toll Free: 1-866-669-5

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI – EQUIPMENT BREAKDOWN (EBF 6307)			
Per Occurrence Maximum Limit of Loss:		\$ 1,000	\$ 38,668,000
Time Element Limit: Loss of Profits – Rents N/A Months Indemnity Period		24 Hour Waiting Period	\$ Not Covered
Extra Expenses – Rents N/A Months Indemnity Period			\$ 250,000
A. Objects Insured – objects as described and defined under Form 6307. Excluding Production Machines			
B. Direct Damage including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	\$
Extensions of Coverage:			
– Ammonia Contamination			\$ 100,000
– By-Laws			\$ 500,000
– Civil Authority			\$ 30 days
– Contingent Business Income Loss			\$ 100,000
– Debris Removal			\$ 100,000
– Decontamination Expense (Subject to Aggregate)			\$ 100,000
– Expediting Expenses			\$ 250,000
– Newly Acquired Equipment			\$ 1,000,000
– Proof of Loss/Claims Preparation Costs			\$ 100,000
– Service Interruption		24 Hour Waiting Period	\$ 50,000
– Water Damage		\$ 1,000	\$ 100,000
– Spoilage			\$ 25,000
SECTION VII – POLLUTION LIABILITY – Claims Made Form			
Limit of Liability – Each Loss, Remediation Expense or Legal Defense Expense			
\$2,000,000 Aggregate		\$ 25,000	\$ 1,000,000
SECTION VIII – VOLUNTEER ACCIDENT			
Principal Sum		See Policy Wordings	\$ 100,000
LOSS IF ANY PAYABLE TO:		To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)	
TOTAL PREMIUM:			\$ 54,357.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Policy Number	
Aviva Insurance Company of Canada	Property	40%	BFL SPW001	
	Crime	100%		
	Commercial General Liability	100%		
	Glass	100%		
AXA Assurances Inc.	Volunteer Accident	100%	9224573	
AXA Pacific Insurance Company	Property	20%	BFL SPW001	
Great American Insurance Group	Condominium Directors and Officers Liability	100%	D14100	
XL Insurance Company, Ltd. (minimum and retained)	Pollution Liability	100%	PCN001629105	
Zurich Insurance Company Ltd	Property	40%	BFL SPW001	
	Equipment Breakdown	100%		8702682

BFL makes a difference

2010/2011 BUDGET WORKING PAPER
STRATA PLAN LMS-3170

8-Mar-10
YEAR END: JANUARY 31

CATEGORY CODE	NAME	2009/2010 BUDGET	2009/2010 DRAFT AUDIT	2010/2011 PROPOSED
REVENUE				
6710	STRATA FEES	\$ 616,904	\$ 616,903	\$ 643,280
6730	FINES	600	7,025	600
6760	INTEREST AND OTHER	2,000	471	600
6780	CLUB SOLO	1,200	810	800
6790	SURPLUS FORWARD	37,500	37,500	43,628
	TOTAL REVENUE	\$ 658,204	\$ 662,709	\$ 688,908
EXPENSES				
7050	MANAGEMENT FEE	\$ 40,704	\$ 42,499	\$ 41,888
7100	INSURANCE*	58,000 *	53,509 *	59,000 *
7110	APPRAISAL* (Due 2010)	- *	-	800 *
7150	CLEANING (BUILDING MGR)	55,000	48,975	52,000
7250	AUDIT	3,000	3,152	3,220
7300	LEGAL	2,000	-	2,000
7400	MISCELLANEOUS	5,000	7,909	6,500
8010	GAS	125,000	107,906	125,000
8020	ELECTRICITY	35,000	33,799	38,000
8030	WATER*	16,000 *	20,371 *	22,000 *
8035	SEWER*	9,000 *	10,870 *	11,000 *
8040	GARBAGE	26,000	27,160	29,000
8045	P/TAX - RECYCLE	2,000	1,944	2,500
8060	ELEVATOR	22,000	20,636	36,000
8080	LANDSCAPE MAINTENANCE	17,000	12,110	20,000
8100	LAMP / SUPPLIES	4,500	11,642	8,000
8120	MECHANICAL SYSTEMS	22,000	16,384	22,000
8130	FIRE SYSTEMS	15,000	13,147	16,000
8140	SECURITY & BIKE PATROL	25,000	20,854	27,000
8150	FITNESS EQUIPMENT	1,000	1,340	3,000
8210	CARPET CLEANING	6,000	5,141	6,000
8240	REPAIRS AND MAINTENANCE	91,000	61,725	80,000
8450	WINDOW CLEANING	9,000	8,164	9,000
8870	ENVELOPE REVIEW	-	-	-
9995	ROOF FUND	25,000	25,000	25,000
9996	ENVELOPE REVIEW & ROOFING FUND	-	-	-
9997	CARPET FUND	4,000	4,000	4,000
	TOTAL OPERATING EXPENSES	\$ 618,204	\$ 558,237	\$ 648,908
9999	CONTINGENCY	\$ 40,000	\$ 40,000	\$ 40,000
	TOTAL EXPENSES	\$ 658,204	\$ 598,237	\$ 688,908
	SURPLUS / (DEFICIT)	\$ -	\$ 64,472	\$ -

GST at 5% is included in all categories except as denoted * which is exempt.

HST(proposed by the government) may replace GST effective July 1, 2010 at a rate of 12% on most categories.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.

STRATA PLAN LMS-3170
Strata Fees Schedule

8-Mar-10
 YEAR END: JANUARY 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
Solo - 2228 Marstrand Avenue					
101	1	57	\$211.22	\$14.00	\$225.22
102	2	86	\$318.68	\$21.13	\$339.81
103	3	72	\$266.80	\$17.69	\$284.49
104	4	72	\$266.80	\$17.69	\$284.49
105	5	72	\$266.80	\$17.69	\$284.49
106	6	72	\$266.80	\$17.69	\$284.49
107	7	73	\$270.50	\$17.94	\$288.44
108	8	75	\$277.91	\$18.43	\$296.34
109	9	85	\$314.98	\$20.88	\$335.86
110	10	64	\$237.16	\$15.72	\$252.88
111	11	64	\$237.16	\$15.72	\$252.88
112	12	85	\$314.98	\$20.88	\$335.86
201	13	88	\$326.09	\$21.62	\$347.71
202	14	88	\$326.09	\$21.62	\$347.71
203	15	46	\$170.46	\$11.30	\$181.76
204	16	95	\$352.03	\$23.34	\$375.37
205	17	73	\$270.50	\$17.94	\$288.44
206	18	73	\$270.50	\$17.94	\$288.44
207	19	73	\$270.50	\$17.94	\$288.44
208	20	73	\$270.50	\$17.94	\$288.44
209	21	73	\$270.50	\$17.94	\$288.44
210	22	96	\$355.73	\$23.59	\$379.32
211	23	68	\$251.98	\$16.71	\$268.69
212	24	91	\$337.20	\$22.36	\$359.56
213	25	64	\$237.16	\$15.72	\$252.88
214	26	64	\$237.16	\$15.72	\$252.88
215	27	91	\$337.20	\$22.36	\$359.56
301	28	88	\$326.09	\$21.62	\$347.71
302	29	88	\$326.09	\$21.62	\$347.71
303	30	46	\$170.46	\$11.30	\$181.76
304	31	86	\$318.68	\$21.13	\$339.81
305	32	64	\$237.16	\$15.72	\$252.88
306	33	64	\$237.16	\$15.72	\$252.88
307	34	64	\$237.16	\$15.72	\$252.88
308	35	64	\$237.16	\$15.72	\$252.88
309	36	64	\$237.16	\$15.72	\$252.88
310	37	96	\$355.73	\$23.59	\$379.32
311	38	68	\$251.98	\$16.71	\$268.69
312	39	91	\$337.20	\$22.36	\$359.56
313	40	64	\$237.16	\$15.72	\$252.88
314	41	64	\$237.16	\$15.72	\$252.88
315	42	91	\$337.20	\$22.36	\$359.56
401	43	88	\$326.09	\$21.62	\$347.71
402	44	88	\$326.09	\$21.62	\$347.71
403	45	46	\$170.46	\$11.30	\$181.76
404	46	87	\$322.38	\$21.38	\$343.76
405	47	65	\$240.86	\$15.97	\$256.83
406	48	65	\$240.86	\$15.97	\$256.83
407	49	65	\$240.86	\$15.97	\$256.83

STRATA PLAN LMS-3170
Strata Fees Schedule

8-Mar-10
 YEAR END: JANUARY 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
408	50	65	\$240.86	\$15.97	\$256.83
409	51	65	\$240.86	\$15.97	\$256.83
410	52	96	\$355.73	\$23.59	\$379.32
411	53	68	\$251.98	\$16.71	\$268.69
412	54	91	\$337.20	\$22.36	\$359.56
413	55	64	\$237.16	\$15.72	\$252.88
414	56	64	\$237.16	\$15.72	\$252.88
415	57	91	\$337.20	\$22.36	\$359.56
501	58	86	\$318.68	\$21.13	\$339.81
502	59	86	\$318.68	\$21.13	\$339.81
503	60	46	\$170.46	\$11.30	\$181.76
504	61	87	\$322.38	\$21.38	\$343.76
505	62	65	\$240.86	\$15.97	\$256.83
506	63	65	\$240.86	\$15.97	\$256.83
507	64	65	\$240.86	\$15.97	\$256.83
508	65	65	\$240.86	\$15.97	\$256.83
509	66	65	\$240.86	\$15.97	\$256.83
510	67	96	\$355.73	\$23.59	\$379.32
511	68	68	\$251.98	\$16.71	\$268.69
512	69	91	\$337.20	\$22.36	\$359.56
513	70	64	\$237.16	\$15.72	\$252.88
514	71	64	\$237.16	\$15.72	\$252.88
515	72	91	\$337.20	\$22.36	\$359.56
601	73	86	\$318.68	\$21.13	\$339.81
602	74	86	\$318.68	\$21.13	\$339.81
603	75	46	\$170.46	\$11.30	\$181.76
604	76	87	\$322.38	\$21.38	\$343.76
605	77	65	\$240.86	\$15.97	\$256.83
606	78	65	\$240.86	\$15.97	\$256.83
607	79	65	\$240.86	\$15.97	\$256.83
608	80	65	\$240.86	\$15.97	\$256.83
609	81	65	\$240.86	\$15.97	\$256.83
610	82	96	\$355.73	\$23.59	\$379.32
611	83	68	\$251.98	\$16.71	\$268.69
612	84	91	\$337.20	\$22.36	\$359.56
613	85	64	\$237.16	\$15.72	\$252.88
614	86	64	\$237.16	\$15.72	\$252.88
615	87	91	\$337.20	\$22.36	\$359.56
PH1	88	98	\$363.14	\$24.08	\$387.22
PH2	89	84	\$311.27	\$20.64	\$331.91
PH3	90	60	\$222.34	\$14.74	\$237.08
PH4	91	65	\$240.86	\$15.97	\$256.83
PH5	92	65	\$240.86	\$15.97	\$256.83
PH6	93	65	\$240.86	\$15.97	\$256.83
PH7	94	65	\$240.86	\$15.97	\$256.83
PH8	95	65	\$240.86	\$15.97	\$256.83
PH9	96	80	\$296.44	\$19.66	\$316.10
PH10	97	63	\$233.45	\$15.48	\$248.93
PH11	98	104	\$385.38	\$25.55	\$410.93
PH12	99	104	\$385.38	\$25.55	\$410.93

\$29,116.76

STRATA PLAN LMS-3170
Strata Fees Schedule

8-Mar-10
 YEAR END: JANUARY 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
Duo - 2288 Marstrand Avenue					
101	100	58	\$214.92	\$14.25	\$229.17
102	101	101	\$374.26	\$24.82	\$399.08
103	102	74	\$274.21	\$18.18	\$292.39
104	103	87	\$322.38	\$21.38	\$343.76
105	104	66	\$244.56	\$16.22	\$260.78
106	105	66	\$244.56	\$16.22	\$260.78
107	106	92	\$340.92	\$22.60	\$363.52
108	107	94	\$348.32	\$23.10	\$371.42
109	108	94	\$348.32	\$23.10	\$371.42
110	109	64	\$237.16	\$15.72	\$252.88
111	110	65	\$240.86	\$15.97	\$256.83
201	111	65	\$240.86	\$15.97	\$256.83
202	112	83	\$307.56	\$20.39	\$327.95
203	113	75	\$277.91	\$18.43	\$296.34
204	114	48	\$177.87	\$11.79	\$189.66
205	115	75	\$277.91	\$18.43	\$296.34
206	116	87	\$322.38	\$21.38	\$343.76
207	117	66	\$244.56	\$16.22	\$260.78
208	118	66	\$244.56	\$16.22	\$260.78
209	119	93	\$344.62	\$22.85	\$367.47
210	120	95	\$352.03	\$23.34	\$375.37
211	121	95	\$352.03	\$23.34	\$375.37
212	122	88	\$326.09	\$21.62	\$347.71
213	123	65	\$240.86	\$15.97	\$256.83
301	124	65	\$240.86	\$15.97	\$256.83
302	125	83	\$307.56	\$20.39	\$327.95
303	126	75	\$277.91	\$18.43	\$296.34
304	127	48	\$177.87	\$11.79	\$189.66
305	128	75	\$277.91	\$18.43	\$296.34
306	129	87	\$322.38	\$21.38	\$343.76
307	130	66	\$244.56	\$16.22	\$260.78
308	131	66	\$244.56	\$16.22	\$260.78
309	132	92	\$340.92	\$22.60	\$363.52
310	133	95	\$352.03	\$23.34	\$375.37
311	134	95	\$352.03	\$23.34	\$375.37
312	135	88	\$326.09	\$21.62	\$347.71
313	136	65	\$240.86	\$15.97	\$256.83

STRATA PLAN LMS-3170
Strata Fees Schedule

8-Mar-10
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PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
401	137	60	\$222.34	\$14.74	\$237.08
402	138	95	\$352.03	\$23.34	\$375.37
403	139	71	\$263.10	\$17.44	\$280.54
404	140	71	\$263.10	\$17.44	\$280.54
405	141	100	\$370.56	\$24.57	\$395.13
406	142	57	\$211.22	\$14.00	\$225.22
407	143	57	\$211.22	\$14.00	\$225.22
408	144	100	\$370.56	\$24.57	\$395.13
409	145	70	\$259.39	\$17.20	\$276.59
410	146	70	\$259.39	\$17.20	\$276.59
411	147	97	\$359.44	\$23.83	\$383.27
412	148	60	\$222.34	\$14.74	\$237.08
Treo - 2688 Vine Street					
101	149	111	\$411.32	\$27.27	\$438.59
102	150	129	\$478.02	\$31.69	\$509.71
103	151	96	\$355.73	\$23.59	\$379.32
104	152	96	\$355.73	\$23.59	\$379.32
105	153	96	\$355.73	\$23.59	\$379.32
106	154	106	\$392.79	\$26.04	\$418.83
107	155	106	\$392.79	\$26.04	\$418.83
108	156	96	\$355.73	\$23.59	\$379.32
109	157	96	\$355.73	\$23.59	\$379.32
110	158	96	\$355.73	\$23.59	\$379.32
111	159	129	\$478.02	\$31.69	\$509.71
112	160	111	\$411.32	\$27.27	\$438.59
301	161	55	\$203.81	\$13.51	\$217.32
302	162	95	\$352.03	\$23.34	\$375.37
303	163	88	\$326.09	\$21.62	\$347.71
304	164	52	\$192.69	\$12.78	\$205.47
305	165	52	\$192.69	\$12.78	\$205.47
306	166	88	\$326.09	\$21.62	\$347.71
307	167	95	\$352.03	\$23.34	\$375.37
308	168	55	\$203.81	\$13.51	\$217.32
401	169	55	\$203.81	\$13.51	\$217.32
402	170	95	\$352.03	\$23.34	\$375.37
403	171	88	\$326.09	\$21.62	\$347.71
404	172	52	\$192.69	\$12.78	\$205.47
405	173	52	\$192.69	\$12.78	\$205.47
406	174	88	\$326.09	\$21.62	\$347.71
407	175	95	\$352.03	\$23.34	\$375.37
408	176	55	\$203.81	\$13.51	\$217.32
TOTAL U/E		13567	\$50,273.31	\$3,333.33	\$53,606.64
			X12	X12	x 12
			\$603,279.72	\$39,999.96	\$643,279.68

\$14,896.22

\$9,593.66

\$643,280.00
2010/2011 BUDGET

Strata Corporation: LMS-3170

Pursuant to Regulation 6.6 and Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above-noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the strata corporation is attached hereto.

Fiscal Year Start: February 1, 2010 Fiscal Year End: January 31, 2011

	Operating Fund	Contingency Reserve Fund	
(a) Opening Balance:	\$ <u>92,076</u>	\$ <u>85,929</u>	
(b) Estimated Income Excluding Strata Fees (details attached):	\$ <u>2,000</u>	\$ <u>116,859</u>	(Interest and CRF Levy)
(c) Estimated Expenses (details attached):	\$ <u>648,908</u>	\$ <u>20,000</u>	
(d) Contributions to Operating Fund:	\$ <u>603,280</u>	N/A	
(e) Contributions to Contingency Reserve Fund:	N/A	\$ <u>40,000</u>	
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED	N/A	
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A	SEE ATTACHED	
(h) Estimated Balance at End of Fiscal Year: (OF)	\$ <u>48,448</u>	N/A	
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A	\$ <u>222,788</u>	

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AUDITORS' REPORT

THE OWNERS, STRATA PLAN NO. LMS 3170

We have audited the statement of financial position of The Owners, Strata Plan No. LMS 3170 as at January 31, 2010 and the statements of operations and changes in fund balances and cash flows for the year then ended. These financial statements are the responsibility of the Strata Corporation. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management of the Strata Corporation, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the Strata Corporation as at January 31, 2010 and the results of its operations and changes in fund balances and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

REID HURST NAGY INC.
CERTIFIED GENERAL ACCOUNTANTS

RICHMOND, B.C.
FEBRUARY 17, 2010

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Statement I

THE OWNERS, STRATA PLAN NO. LMS 3170

STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES
For the year ended January 31, 2010

	OPERATING FUND			RESTRICTED FUNDS				
	Budget	Actual	2009 Actual	Contingency Reserve Fund 2010	Other Restricted Funds 2010	Capital Fund 2010	Total 2010	Total 2009
	\$	\$	\$	\$	\$	\$	\$	\$
REVENUES								
Strata fees	616,904	616,903	616,903	-	-	-	-	-
Special levy	-	-	-	-	-	-	-	300,000
Fines and liens	600	7,025	1,475	-	-	-	-	-
Interest	2,000	471	2,150	1,208	1,146	-	2,354	11,993
Club solo	1,200	810	1,110	-	-	-	-	-
	620,704	625,209	621,638	1,208	1,146	-	2,354	311,993
EXPENDITURES								
General								
Depreciation	-	-	-	-	-	6,899	6,899	8,624
Management fees	40,704	42,499	40,583	-	-	-	-	-
Insurance and appraisal	58,000	53,509	51,499	-	-	-	-	-
Cleaning	55,000	48,975	39,722	-	-	-	-	-
Audit fees	3,000	3,152	2,860	-	-	-	-	-
Legal fees	2,000	-	-	-	-	-	-	-
Miscellaneous	5,000	7,909	8,656	-	-	-	-	-
	163,704	156,044	143,320	-	-	6,899	6,899	8,624
Buildings and Grounds								
Gas	125,000	107,906	117,308	-	-	-	-	-
Electricity	35,000	33,799	31,488	-	-	-	-	-
Water	16,000	20,371	15,416	-	-	-	-	-
Sewer	9,000	10,870	7,432	-	-	-	-	-
Garbage	26,000	27,160	25,132	-	-	-	-	-
Recycling	2,000	1,944	1,768	-	-	-	-	-
Elevator	22,000	20,636	19,867	-	-	-	-	-
Landscaping	17,000	12,110	12,896	-	-	-	-	-
Lamp / supplies	4,500	11,642	3,938	-	-	-	-	-
	256,500	246,438	235,245	-	-	-	-	-
SUBTOTAL FORWARDED								

Continued on next page...

The accompanying notes are an integral part of these financial statements

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THE OWNERS, STRATA PLAN NO. LMS 3170

STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES For the year ended January 31, 2010

Statement 1
(Continued)

	OPERATING FUND		RESTRICTED FUNDS					
	2010 Budget	Actual	2009 Actual	Contingency Reserve Fund 2010 \$ (Note 5)	Other Restricted Funds 2010 \$ (Schedule 1)	Capital Fund 2010 \$ (Note 4)	Total 2010 \$	Total 2009 \$
Buildings and Grounds (continued)								
(Subtotal brought forward)	256,500	246,438	235,245	-	-	-	-	-
Mechanical systems	22,000	16,384	10,259	-	-	-	-	-
Fire systems	15,000	13,147	11,848	-	-	-	-	-
Security	25,000	20,854	19,709	-	351,613	-	351,613	-
Fitness equipment	1,000	1,340	311	-	-	-	-	-
Carpet cleaning	6,000	5,141	5,141	-	-	-	-	-
Repairs and maintenance (Note 12)	91,000	61,725	71,904	-	-	-	-	199,114
Window washing	9,000	8,164	8,090	-	-	-	-	-
	425,500	373,193	362,507	-	351,613	-	351,613	199,114
	589,204	529,237	505,827	-	351,613	6,899	358,512	207,738
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES, Before	31,500	95,972	115,811	1,208	(350,467)	(6,899)	(356,158)	104,255
Budgeted Interfund transfers	(69,000)	(69,000)	(70,000)	40,000	29,000	-	69,000	70,000
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(37,500)	26,972	45,811	41,208	(321,467)	(6,899)	(287,158)	174,255
Fund balances, beginning of the year		65,104	19,646	160,721	406,950	34,494	602,165	427,557
Interfund transfers		-	(353)	(116,000)	116,000	-	-	353
Fund balances, end of the year (Note 12)		92,076	65,104	85,929	201,483	27,595	315,007	602,165

The accompanying notes are an integral part of these financial statements

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THE OWNERS, STRATA PLAN NO. LMS 3170

STATEMENT OF FINANCIAL POSITION
January 31, 2010

Statement 2

	Operating Fund \$	Contingency Reserve Fund \$	Other Restricted Funds \$	Capital Fund \$	Total 2010 \$	Total 2009 \$
ASSETS						
CURRENT						
Cash and cash equivalents	110,923	90,698	215,676	-	417,297	380,722
Accounts receivable - owners	2,918	-	242	-	3,160	287,592
Prepaid expenses	14,027	-	-	-	14,027	13,702
Interfund loan	3,092	-	1,677	-	4,769	111,196
	130,960	90,698	217,595	-	439,253	793,212
CAPITAL (Note 4)	-	-	-	27,595	27,595	34,494
	130,960	90,698	217,595	27,595	466,848	827,706
LIABILITIES						
CURRENT						
Accounts payable and accruals	33,090	-	16,112	-	49,202	36,018
Accounts payable - owners (Note 12)	-	-	-	-	-	10,000
Strata fees received in advance	5,794	-	-	-	5,794	3,223
Interfund loan	-	4,769	-	-	4,769	111,196
	38,884	4,769	16,112	-	59,765	160,437
FUND BALANCES						
Unrestricted	92,076	-	-	-	92,076	65,104
Restricted	-	85,929	201,483	27,595	315,007	602,165
	92,076	85,929	201,483	27,595	407,083	667,269
	130,960	90,698	217,595	27,595	466,848	827,706

Approved On Behalf of The Owners, Strata Plan No. LMS 3170:

The accompanying notes are an integral part of these financial statements

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THE OWNERS, STRATA PLAN NO. LMS 3170

STATEMENT OF CASH FLOWS
For the year ended January 31, 2010

Statement 3

	Operating Fund \$	Contingency Reserve Fund \$	Other Restricted Funds \$	Capital Fund \$	Total 2010 \$	Total 2009 \$
CASH FLOWS FROM OPERATING ACTIVITIES						
Excess (deficiency) of revenues over expenditures	26,972	41,208	(321,467)	(6,899)	(260,186)	220,066
Interfund transfers	-	(116,000)	116,000	-	-	-
Depreciation	-	-	-	6,899	6,899	8,624
	26,972	(74,792)	(205,467)	-	(253,287)	228,690
CHANGES IN NON-CASH WORKING CAPITAL ACCOUNTS						
Accounts receivable - owners	1,895	-	282,537	-	284,432	(283,676)
Prepaid expenses	(325)	-	-	-	(325)	(1,473)
Accounts payable and accruals	(2,927)	-	16,112	-	13,185	(12,131)
Accounts payable - owners	(10,000)	-	-	-	(10,000)	10,000
Strata fees received in advance	2,570	-	-	-	2,570	441
Interfund loan	7,996	104,877	(112,873)	-	-	-
	26,181	30,085	(19,691)	-	36,575	(58,149)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS					380,722	438,871
CASH AND CASH EQUIVALENTS - BEGINNING OF THE YEAR	84,742	60,613	235,367	-	380,722	438,871
CASH AND CASH EQUIVALENTS - END OF THE YEAR	110,923	90,698	215,676	-	417,297	380,722
REPRESENTED BY:						
Cash	110,923	90,698	215,676	-	417,297	225,229
Term Deposits	-	-	-	-	-	155,493
	110,923	90,698	215,676	-	417,297	380,722

The accompanying notes are an integral part of these financial statements

THE OWNERS, STRATA PLAN NO. LMS 3170

NOTES TO THE FINANCIAL STATEMENTS

January 31, 2010

NOTE 1: PURPOSE OF THE STRATA CORPORATION

The Strata Corporation is governed by the provisions of the Strata Property Act of British Columbia for the purpose of the control, management and administration of the common property, facilities and assets of the Strata Corporation.

NOTE 2: SIGNIFICANT ACCOUNTING/FINANCIAL POLICIES

- a) These financial statements have been prepared following the restricted fund method of accounting, where revenues are recorded in the operating fund and the specific restricted funds in the period in which they were assessed or earned and expenditures are recorded in the period in which they became an obligation of the Strata Corporation.

The Operating Fund accounts for the Strata Corporation's administrative activities and routine maintenance. This fund reports unrestricted resources.

The Contingency Reserve Fund reports restricted resources used for non-annual repair, maintenance and replacement of common property, common facilities and other assets of the Strata Corporation.

See Notes 5 to 11 for additional information concerning 'Funds' and their purpose.

- b) Capital acquisitions of a material nature are expensed in the Operating Fund from which the acquisition was budgeted when purchased and capitalized in the Capital Fund at cost. Major capital expenditures of a repair, replacement or renovation nature related to the building and grounds (common property) are expensed to the appropriate fund. They are not capitalized nor is depreciation claimed thereon.

Depreciation is allocated to the related 'Capital Fund' on a declining balance basis over the expected useful life of the assets at the following rates (reduced to one half the normal rate in the year of acquisition):

Fitness equipment	20%
Security system	20%

- c) No provision for income taxes has been recorded as the Strata Corporation is viewed by the Canada Revenue Agency as a 'Not for Profit' organization. Assuming it continues to operate on the same basis that it currently is, it has no taxable income.

NOTE 3: FINANCIAL INSTRUMENTS

The Strata Corporation's financial instruments consist of cash, accounts receivable, strata fees received in advance and accounts payable and accruals. Unless otherwise noted, it is management's opinion that the Strata Corporation is not exposed to significant interest, currency, or credit risks arising from these financial instruments.

THE OWNERS, STRATA PLAN NO. LMS 3170

NOTES TO THE FINANCIAL STATEMENTS
January 31, 2010

NOTE 4: CAPITAL ASSETS

	<u>COST</u>	<u>ACCUMULATED DEPRECIATION</u>	<u>2010 NET</u>	<u>2009 NET</u>
	\$	\$	\$	\$
Fitness equipment	5,010	3,164	1,846	2,308
Security system	69,848	44,099	25,749	32,186
	<u>74,858</u>	<u>47,263</u>	<u>27,595</u>	<u>34,494</u>

NOTE 5: CONTINGENCY RESERVE FUND

The Strata Property Act defines a Contingency Reserve Fund as a fund for common expenses that usually occur less often than once a year or that do not usually occur. The Strata Property Act requires that a minimum of 10% of the budgeted operating expenses be collected and set aside to a Contingency Reserve Fund. This annual allocation may be reduced once a Strata Corporation has accumulated an amount equal to 25% of its annual operating budget. If the balance in the Contingency Reserve Fund is equal to or greater than 100% of an approved 'Operating Fund' budget, further allocations to the Contingency Reserve Fund require owners' approval by a 75% vote. Investment income generated by the Contingency Reserve Fund is to be retained in the Contingency Reserve Fund.

Expenditures may be charged to the Contingency Reserve Fund if approved by 75% of owners entitled to vote at a properly convened general meeting or if there are reasonable grounds to believe that an immediate expenditure is necessary to ensure safety or prevent significant loss or damage, whether physical or otherwise.

At the Special General meeting held December 11, 2007, it was resolved to expend a sum of money not exceeding \$80,000 for the purpose of completing the urgent repairs to the patio membrane, and east wall including the fireplace detailing of PH11 and the interior repairs to unit 612, such expenditure to be funded by the Contingency Reserve Fund.

As at January 31, 2009, \$80,669 (\$69,819 in 2009 and \$10,850 in 2008) has been expended for this purpose.

At the Special General meeting held December 11, 2007, it was resolved to expend a sum of money not exceeding \$10,000 for the purpose of conducting an envelope assessment review, such expenditure to be funded by the Contingency Reserve Fund.

As at January 31, 2009, \$10,454 (\$9,797 in 2009 and \$657 in 2008) has been expended for this purpose. The over-expenditure of \$454 had been charged to the 'Repairs and maintenance' category of the Operating Fund.

At the Annual General meeting held January 29, 2008, it was resolved to expend a sum of money not exceeding \$10,000 for the purpose of conducting an envelope assessment review at 2288 and 2688 Marstrand, such expenditure to be funded by the Contingency Reserve Fund.

As at January 31, 2009, \$9,308 has been incurred for this purpose.

No further expenditures are expected as the project is considered complete.

THE OWNERS, STRATA PLAN NO. LMS 3170

NOTES TO THE FINANCIAL STATEMENTS January 31, 2010

NOTE 6: ENVELOPE REVIEW FUND

The Envelope Review Fund was established to reserve funds for the purpose of conducting an envelope review. An annual appropriation is made to the Fund as part of the Operating budget.

As at the year end date, no expenditures have been incurred for this purpose.

See Note 7 for additional information concerning the Envelope Review Fund.

NOTE 7: ROOF FUND

The Strata Corporation received a settlement payment from the Intergulf Development Group for claims against roofing deficiencies in the amount of \$19,439. These funds will be used for future roofing projects.

At the Annual General meeting held February 6, 2006, it was resolved, by way of approving the 2007 Operating budget, to expend an additional sum of money not exceeding \$10,000 for the purpose of roof repairs.

As at the year end date, no expenditures have been incurred for this purpose.

At the Annual General meeting held March 31, 2009, it was resolved to close the Envelope Review Fund and transfer the remaining balance to the Roof Fund.

During the year, \$41,138 has been transferred from the Envelope Review Fund to the Roof Fund.

During the year, an annual appropriation is made to the Fund as part of the Operating budget.

NOTE 8: CARPET FUND

The Carpet Fund was established to reserve funds for the purpose of replacing carpets within the complex. An annual appropriation is made to the Fund as part of the Operating budget.

As at January 31, 2009, \$39,610 has been expended for this purpose.

NOTE 9: CAULKING FUND

At the Annual General meeting held March 10, 2004, it was resolved to expend a sum of money not exceeding \$40,000 for the purpose of exterior caulking, such expenditure to be funded by a special levy upon the owners.

As at January 31, 2006, \$21,638 has been expended for this purpose.

NOTE 10: SECURITY FUND

At the Annual General meeting held March 21, 2007, it was resolved to expend a sum of money not exceeding \$18,620 for the purpose of purchasing and installing video cameras at the mailboxes of Solo, Duo, and Treo, and installing three additional fob readers at Treo and two additional fob readers at Duo, such expenditure to be funded by \$6,000 from the Operating Fund surplus and \$12,620 from the Contingency Reserve Fund.

As at January 31, 2008, \$26,612 (\$9,184 from the 'Repairs and maintenance' category of the Operating Fund) has been expended for this purpose.

During the 2009 fiscal year, the deficit of \$353 was recovered from the Operating Fund.

THE OWNERS, STRATA PLAN NO. LMS 3170

NOTES TO THE FINANCIAL STATEMENTS
January 31, 2010

NOTE 11: EXTERIOR MAINTENANCE FUND

At a Special General meeting held January 13, 2009, it was resolved to expend a sum of money not exceeding \$300,000 to complete phase one of the recommended preventative maintenance/minor repair project, such expenditure to be funded by a special levy upon the owners.

At a Special General meeting held July 28, 2009, it was resolved to expend an additional sum of money not exceeding \$116,000 to complete the Exterior Maintenance Project, such expenditure to be funded by the Contingency Reserve Fund.

As at the year end date, \$351,613 has been expended for this purpose.

No further expenditures are expected as the project is considered complete.

NOTE 12: RESTATEMENT OF COMPARATIVE FIGURES

During the course of the audit it was discovered that the 'Repairs and Maintenance' expense in the Operating Fund was understated by \$10,000 and the 'Accounts payable and accruals' as at January 31, 2009 was understated by \$10,000. The prior year's figures have been retroactively restated. There are no effects on the current year's financial statement.

	Before Change	2009 Amount Change	After Change
Operating Fund, end of the year	75,104	(10,000)	65,104
Accounts payable - owners	36,018	10,000	46,018
Repairs and Maintenance	61,904	10,000	71,904

NOTE 13: COMPARATIVE FIGURES

Comparative figures provided for the year ended January 31, 2009 have been reclassified where necessary to conform with the current year's presentation.

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THE OWNERS, STRATA PLAN NO. LMS 3170

SCHEDULE OF OTHER RESTRICTED FUNDS For The Year Ended January 31, 2010

Schedule 1

	2010 \$	2009 \$
ENVELOPE REVIEW FUND (Note 7)		
Balance, beginning of the year	41,038	20,281
Current year appropriation	-	20,000
Interest	100	757
Interfund transfers	(41,138)	-
Balance, end of the year	-	41,038
ROOF FUND (Note 8)		
Balance, beginning of the year	31,701	30,990
Current year appropriation	25,000	-
Interest	243	711
Interfund transfers	41,138	-
Balance, end of the year	98,082	31,701
CARPET FUND (Note 9)		
Balance, beginning of the year	13,797	42,389
Current year appropriation	4,000	10,000
Interest	251	1,018
Expenditures	-	(39,610)
Balance, end of the year	18,048	13,797
CAULKING FUND (Note 10)		
Balance, beginning of the year	20,414	19,776
Interest	90	638
Balance, end of the year	20,504	20,414
SECURITY FUND (Note 11)		
Balance, beginning of the year	-	(371)
Interest	-	18
Interfund transfers	-	353
Balance, end of the year	-	-

The accompanying notes are an integral part of these financial statements

DRAFT

THE OWNERS, STRATA PLAN NO. LMS 3170

**SCHEDULE OF OTHER RESTRICTED FUNDS
For The Year Ended January 31, 2010**

**Schedule 1
(Continued)**

	2010 \$	2009 \$
EXTERIOR MAINTENANCE FUND (Note 12)		
Balance, beginning of the year	300,000	-
Special levy	-	300,000
Interest	462	-
Expenditures	(351,613)	-
Interfund transfers	116,000	-
Balance, end of the year	64,849	300,000
	201,483	406,950

The accompanying notes are an integral part of these financial statements

3/4 VOTE RESOLUTION #1 CONTINGENCY RESERVE FUND CONTRIBUTION

WHEREAS The Owners, Strata Plan LMS-3170, wish to increase the Contingency Reserve Fund to replace the funds (\$116,000) approved at the Special General Meeting on July 28, 2009 to complete the Exterior Maintenance Project;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170, that a sum of money not exceeding \$116,000 be raised as a contribution to the Contingency Reserve Fund, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the *Strata Property Act* (see attached), in the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$116,000 shall be assessed on March 30, 2010 and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of 3 months, such payments to be made in 3 equal amounts on the first of each month, commencing on May 1, 2010 and ending on July 1, 2010. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$100 on each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act* (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this $\frac{3}{4}$ vote.

STRATA PLAN LMS-3170
Special Levy Fees Schedule

1-Mar-10
YEAR END: JANUARY 31

PASSED ON:

RE: CFF Contribution

PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
Solo - 2228 Marstrand Avenue				
101	1	57	\$487.36	\$162.45
102	2	86	\$735.31	\$245.10
103	3	72	\$615.61	\$205.20
104	4	72	\$615.61	\$205.20
105	5	72	\$615.61	\$205.20
106	6	72	\$615.61	\$205.20
107	7	73	\$624.16	\$208.05
108	8	75	\$641.26	\$213.75
109	9	85	\$726.76	\$242.25
110	10	64	\$547.21	\$182.40
111	11	64	\$547.21	\$182.40
112	12	85	\$726.76	\$242.25
201	13	88	\$752.41	\$250.80
202	14	88	\$752.41	\$250.80
203	15	46	\$393.31	\$131.10
204	16	95	\$812.27	\$270.76
205	17	73	\$624.16	\$208.05
206	18	73	\$624.16	\$208.05
207	19	73	\$624.16	\$208.05
208	20	73	\$624.16	\$208.05
209	21	73	\$624.16	\$208.05
210	22	96	\$820.82	\$273.61
211	23	68	\$581.41	\$193.80
212	24	91	\$778.06	\$259.35
213	25	64	\$547.21	\$182.40
214	26	64	\$547.21	\$182.40
215	27	91	\$778.06	\$259.35
301	28	88	\$752.41	\$250.80
302	29	88	\$752.41	\$250.80
303	30	46	\$393.31	\$131.10
304	31	86	\$735.31	\$245.10
305	32	64	\$547.21	\$182.40
306	33	64	\$547.21	\$182.40
307	34	64	\$547.21	\$182.40
308	35	64	\$547.21	\$182.40
309	36	64	\$547.21	\$182.40
310	37	96	\$820.82	\$273.61
311	38	68	\$581.41	\$193.80
312	39	91	\$778.06	\$259.35
313	40	64	\$547.21	\$182.40
314	41	64	\$547.21	\$182.40
315	42	91	\$778.06	\$259.35
401	43	88	\$752.41	\$250.80
402	44	88	\$752.41	\$250.80
403	45	46	\$393.31	\$131.10

STRATA PLAN LMS-3170
Special Levy Fees Schedule

1-Mar-10
YEAR END: JANUARY 31

PASSED ON:

RE: CFF Contribution

PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
404	46	87	\$743.86	\$247.95
405	47	65	\$555.76	\$185.25
406	48	65	\$555.76	\$185.25
407	49	65	\$555.76	\$185.25
408	50	65	\$555.76	\$185.25
409	51	65	\$555.76	\$185.25
410	52	96	\$820.82	\$273.61
411	53	68	\$581.41	\$193.80
412	54	91	\$778.06	\$259.35
413	55	64	\$547.21	\$182.40
414	56	64	\$547.21	\$182.40
415	57	91	\$778.06	\$259.35
501	58	86	\$735.31	\$245.10
502	59	86	\$735.31	\$245.10
503	60	46	\$393.31	\$131.10
504	61	87	\$743.86	\$247.95
505	62	65	\$555.76	\$185.25
506	63	65	\$555.76	\$185.25
507	64	65	\$555.76	\$185.25
508	65	65	\$555.76	\$185.25
509	66	65	\$555.76	\$185.25
510	67	96	\$820.82	\$273.61
511	68	68	\$581.41	\$193.80
512	69	91	\$778.06	\$259.35
513	70	64	\$547.21	\$182.40
514	71	64	\$547.21	\$182.40
515	72	91	\$778.06	\$259.35
601	73	86	\$735.31	\$245.10
602	74	86	\$735.31	\$245.10
603	75	46	\$393.31	\$131.10
604	76	87	\$743.86	\$247.95
605	77	65	\$555.76	\$185.25
606	78	65	\$555.76	\$185.25
607	79	65	\$555.76	\$185.25
608	80	65	\$555.76	\$185.25
609	81	65	\$555.76	\$185.25
610	82	96	\$820.82	\$273.61
611	83	68	\$581.41	\$193.80
612	84	91	\$778.06	\$259.35
613	85	64	\$547.21	\$182.40
614	86	64	\$547.21	\$182.40
615	87	91	\$778.06	\$259.35
PH1	88	98	\$837.92	\$279.31
PH2	89	84	\$718.21	\$239.40
PH3	90	60	\$513.01	\$171.00
PH4	91	65	\$555.76	\$185.25

STRATA PLAN LMS-3170
Special Levy Fees Schedule

1-Mar-10
YEAR END: JANUARY 31

PASSED ON:

RE: CFF Contribution

PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
PH5	92	65	\$555.76	\$185.25
PH6	93	65	\$555.76	\$185.25
PH7	94	65	\$555.76	\$185.25
PH8	95	65	\$555.76	\$185.25
PH9	96	80	\$684.01	\$228.00
PH10	97	63	\$538.66	\$179.55
PH11	98	104	\$889.22	\$296.41
PH12	99	104	\$889.22	\$296.41
Duo - 2288 Marstrand Avenue				
101	100	58	\$495.91	\$165.30
102	101	101	\$863.57	\$287.86
103	102	74	\$632.71	\$210.90
104	103	87	\$743.86	\$247.95
105	104	66	\$564.31	\$188.10
106	105	66	\$564.31	\$188.10
107	106	92	\$786.61	\$262.20
108	107	94	\$803.71	\$267.90
109	108	94	\$803.71	\$267.90
110	109	64	\$547.21	\$182.40
111	110	65	\$555.76	\$185.25
201	111	65	\$555.76	\$185.25
202	112	83	\$709.66	\$236.55
203	113	75	\$641.26	\$213.75
204	114	48	\$410.41	\$136.80
205	115	75	\$641.26	\$213.75
206	116	87	\$743.86	\$247.95
207	117	66	\$564.31	\$188.10
208	118	66	\$564.31	\$188.10
209	119	93	\$795.16	\$265.05
210	120	95	\$812.27	\$270.76
211	121	95	\$812.27	\$270.76
212	122	88	\$752.41	\$250.80
213	123	65	\$555.76	\$185.25
301	124	65	\$555.76	\$185.25
302	125	83	\$709.66	\$236.55
303	126	75	\$641.26	\$213.75
304	127	48	\$410.41	\$136.80
305	128	75	\$641.26	\$213.75
306	129	87	\$743.86	\$247.95
307	130	66	\$564.31	\$188.10
308	131	66	\$564.31	\$188.10
309	132	92	\$786.61	\$262.20
310	133	95	\$812.27	\$270.76
311	134	95	\$812.27	\$270.76
312	135	88	\$752.41	\$250.80
313	136	65	\$555.76	\$185.25

\$63,006.03

STRATA PLAN LMS-3170
Special Levy Fees Schedule

1-Mar-10
YEAR END: JANUARY 31

PASSED ON:
 RE: CFF Contribution
 PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE	
401	137	60	\$513.01	\$171.00	
402	138	95	\$812.27	\$270.76	
403	139	71	\$607.06	\$202.35	
404	140	71	\$607.06	\$202.35	
405	141	100	\$855.02	\$285.01	
406	142	57	\$487.36	\$162.45	
407	143	57	\$487.36	\$162.45	
408	144	100	\$855.02	\$285.01	
409	145	70	\$598.51	\$199.50	
410	146	70	\$598.51	\$199.50	
411	147	97	\$829.37	\$276.46	
412	148	60	\$513.01	\$171.00	\$32,234.08
Treo - 2688 Vine Street					
101	149	111	\$949.07	\$316.36	
102	150	129	\$1,102.97	\$367.66	
103	151	96	\$820.82	\$273.61	
104	152	96	\$820.82	\$273.61	
105	153	96	\$820.82	\$273.61	
106	154	106	\$906.32	\$302.11	
107	155	106	\$906.32	\$302.11	
108	156	96	\$820.82	\$273.61	
109	157	96	\$820.82	\$273.61	
110	158	96	\$820.82	\$273.61	
111	159	129	\$1,102.97	\$367.66	
112	160	111	\$949.07	\$316.36	
301	161	55	\$470.26	\$156.75	
302	162	95	\$812.27	\$270.76	
303	163	88	\$752.41	\$250.80	
304	164	52	\$444.61	\$148.20	
305	165	52	\$444.61	\$148.20	
306	166	88	\$752.41	\$250.80	
307	167	95	\$812.27	\$270.76	
308	168	55	\$470.26	\$156.75	
401	169	55	\$470.26	\$156.75	
402	170	95	\$812.27	\$270.76	
403	171	88	\$752.41	\$250.80	
404	172	52	\$444.61	\$148.20	
405	173	52	\$444.61	\$148.20	
406	174	88	\$752.41	\$250.80	
407	175	95	\$812.27	\$270.76	
408	176	55	\$470.26	\$156.75	\$20,759.84
TOTAL U/E		13567	\$115,999.95	\$38,666.65	
				X 3	
				\$115,999.95	

Section 108

Special Levy

- (1) The strata corporation may raise money from the owners by means of a special levy.
- (2) The strata corporation must calculate each strata lot's share of a special levy
 - (a) in accordance with section 99 or 100, in which case the levy must be approved by a resolution passed by a 3/4 vote at an annual or special general meeting, or
 - (b) in another way that establishes a fair division of expenses for that particular levy, in which case the levy must be approved by a resolution passed by a unanimous vote at an annual or special general meeting.
- (3) The resolution to approve a special levy must set out all of the following:
 - (a) the purpose of the levy;
 - (b) the total amount of the levy;
 - (c) the method used to determine each strata lot's share of the levy;
 - (d) the amount of each strata lot's share of the levy;
 - (e) the date by which the levy is to be paid or, if the levy is payable in installments, the dates by which the installments are to be paid.
- (4) The strata corporation must
 - (a) account for the money collected separately from other money of the strata corporation,
 - (b) invest all of the money collected in one or both of the following:
 - (i) investments permitted by the regulations;
 - (ii) insured accounts with savings institutions in British Columbia,
 - (c) use the money collected for the purpose set out in the resolution, and
 - (d) inform owners about the expenditure of the money collected.,
- (4.1) A strata corporation may, by bylaw or by a resolution approving a special levy, establish a rate of interest, not to exceed the rate set out in the regulations, to be paid if an owner is late in paying his or her strata lot's share of the special levy.
- (4.2) The interest payable on a late payment of a special levy in accordance with a bylaw or resolution referred to in subsection (4.1) is not a fine, and forms part of the special levy for the purpose of section 116.,
- (5) If the money collected exceeds the amount required, or for any other reason is not fully used for the purpose set out in the resolution, the strata corporation must pay to each owner of a strata lot the portion of the unused amount of the special levy that is proportional to the contribution made to the special levy in respect of that strata lot., and.
- (6) Despite subsection (5), if no owner is entitled to receive more than \$100 in total under subsection (5), the strata corporation may deposit the excess in the contingency reserve fund.
- (7) In subsections (4) and (5), "money collected" means the money collected on a special levy and includes any interest or income earned on that money.

Section 109

Payment of special levy when strata lot sold

If a special levy is approved before a strata lot is conveyed to a purchaser,

- (a) the seller owes the strata corporation the portion of the levy that is payable before the date the strata lot is conveyed, and
- (b) the purchaser owes the strata corporation the portion of the levy that is payable on or after the date the strata lot is conveyed.

Section 116

Certificate of Lien

- (1) The strata corporation may register a lien against an owner's strata lot by registering in the land title office a Certificate of Lien in the prescribed form if the owner fails to pay the strata corporation any of the following:
 - (a) strata fees;

- (b) a special levy;
 - (c) a reimbursement of the cost of work referred to in section 85;
 - (d) the strata lot's share of a judgment against the strata corporation;
 - (e) [Repealed 1999-21-25.]
- (2) The strata corporation may register a lien against any strata lot, but only one strata lot, owned by an owner as owner developer, by registering in the land title office a Certificate of Lien in the prescribed form if the owner developer fails to pay an amount payable to the strata corporation under section 14 (4) or (5), 17 (b) or 20 (3).
 - (3) Subsection (1) does not apply if
 - (a) the amount owing has, under section 114, been paid into court or to the strata corporation in trust,
 - (b) arrangements satisfactory to the strata corporation have been made to pay the money owing, or
 - (c) the amount owing is in respect of a fine or the costs of remedying a contravention.
 - (4) On registration the certificate creates a lien against the owner's strata lot in favour of the strata corporation for the amount owing.
 - (5) The strata corporation's lien ranks in priority to every other lien or registered charge except
 - (a) to the extent that the strata corporation's lien is for a strata lot's share of a judgment against the strata corporation,
 - (b) if the other lien or charge is in favour of the Crown and is not a mortgage of land, or
 - (c) if the other lien or charge is made under the *Builders Lien Act*.
 - (6) On receiving the amount owing, the strata corporation must within one week remove the lien by registering in the land title office an Acknowledgment of Payment in the prescribed form.

Section 117

Forced sale of owner's strata lot to collect money owing

- (1) After the strata corporation has registered a Certificate of Lien against a strata lot, the strata corporation may apply to the Supreme Court for an order for the sale of the strata lot.
- (2) If the strata corporation has obtained a judgment for the amount owing, the court may, after considering all the circumstances, make an order for the sale of the strata lot.
- (3) If the strata corporation has not obtained a judgment for the amount owing, the court may try the issue and may
 - (a) order that judgment be entered against the owner in favour of the strata corporation for the amount of the lien or for an amount that the court, as a result of the trial, finds owing, and
 - (b) if judgment is entered against the owner, make an order for the sale of the strata lot after considering all the circumstances.
- (4) An order for the sale of a strata lot must provide that, if the amount owing is not paid within the time period required by the order, the strata corporation may sell the strata lot at a price and on terms to be approved by the court.

Section 118

Costs added to amount owing

The following costs of registering a lien against an owner's strata lot under section 116 or enforcing a lien under section 117 may be added to the amount owing to the strata corporation under a Certificate of Lien:

- (a) reasonable legal costs;
- (b) land title and court registry fees;
- (c) other reasonable disbursements.

**3/4 VOTE RESOLUTION #2
BYLAW AMENDMENT – SMOKING POLICY**

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 adding a new bylaw 28.3, to read as follows:

28.3 Owners/visitors are not permitted to smoke in common or limited common areas (i.e. balconies).

3/4 VOTE RESOLUTION #3 FLOORING UPGRADES

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 adding a new bylaw 6.9, to read as follows:

- 6(a) Floating hardwood floor, or glue down hardwood on approved cork substrate only.
- 6(b) Underlay (sound deadening material) under the hardwood floor: if cork is chosen, it must be AT LEAST 6 millimeters thick, and possess a Sound Transmission Class (STC) rating of > 50 and an Impact Insulation Classification (IIC) > 60.
- 6(c) Other underlay: The Sound Transmission Class (STC) must be > 60 and the Impact Insulation Classification (IIC) must be > 60. Underlay foam must be at least 6 mm thick.
- 6(d) Council requires proof of purchase and the STC and IIC ratings for the above underlay.
- 6(e) Ceramic tiles in hallways, living rooms, or bedroom floors must also be installed with sound deadening underlay material, and the details of this material must be submitted to council.
- 6(f) In the event that the City of Vancouver raised the Sound Transmission Class (STC) and/or the Impact Insulation Classification (IIC) recommendations or requirements, the new City standard would be used as the standard except in situations where an owner is attempting to meet the existing hardwood flooring which has the original 6 mm cork underlay. In such cases, the strata council will study the situation and render a decision.

3/4 VOTE RESOLUTION #4
DECK MEMBRANE – UNIT#502 2228 MARSTRAND

WHEREAS The Owners, Strata Plan LMS-3170 wish to replace the failed membrane on the small deck of unit #502 at 2228 Marstrand as per the Spratt Emanuel Engineers Report dated November 5, 2009;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170 that a sum of money not exceeding \$20,000 be spent for the purpose of replacing the deck membrane at unit #502 at 2228 Marstrand, such expenditure to be charged against the Contingency Reserve Fund.

PROXY AUTHORIZATION

STRATA PLAN LMS-3170

The undersigned owner of Strata Plan LMS-3170 hereby appoints _____ or failing him/her, the strata council President, as the proxy of the undersigned to attend and vote at the Meeting to be held on Tuesday, March 30, 2010, and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meetings and at any adjournment thereof. This appointment includes the power and authority on the part of my said proxy to appoint another proxy in his/her discretion to exercise the rights and powers conferred by this appointment in the event that he/she is unable or unwilling to act as my proxy at the said meeting.

	YES	NO	ABSTAIN
Resolution #1 – CRF Contribution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution #2 – Bylaw Amendment – Smoking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution #3 – Bylaw Amendment – Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution #4 – Deck Membrane Unit #502	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

THE UNDERSIGNED acknowledges receipt of the information circular for the Meeting and hereby revokes any proxy previously given.

<i>Date</i>	<i>Unit</i>	<i>Signature</i>
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* If you are unable to attend, please forward your proxy to the strata council, c/o Bunny Porteous:

- Via Fax: 604-684-1539
- By Mail: Vancouver Condominium Services Ltd.
Suite 400 – 1281 West Georgia Street
Vancouver, BC V6E 3J7

NOTE: Vancouver Condominium Services Ltd. and the strata agent assigned to manage your Strata Corporation cannot be appointed as a proxy.