



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

April 7, 2010

MEMO TO: Owners
Strata Plan LMS-3170

FROM: Bunny Porteous

RE: ANNUAL GENERAL MEETING

Attached are the minutes of the Annual General Meeting held on March 30, 2010. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to February 1, 2010.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-3170" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on March 30, 2010.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on May 1, 2010. Therefore, you will be required to issue a "catch-up" cheque for the months of February, March and April as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-3170" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of February, March and April. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

SPECIAL LEVY: A special levy was passed. See attached levy schedule. The first payment is due on May 1, 2010. This levy will NOT be added to PAC pre-authorized chequing plan. Please issue post-dated cheques payable to "Strata Plan LMS-3170".

Late payments are subject to late fines.

BYLAWS: NEW BYLAWS WERE PASSED. Available on the strata corporation's website: "Solo Duo Treo.com"

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Attachment

BP/af

LMS-3170/Agm Cover Memo.doc



STRATA PLAN LMS-3170
Special Levy Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: March 30, 2010
RE: CRF 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
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

**STRATA PLAN LMS-3170
Special Levy Fees Schedule**

31-Mar-10
YEAR END: JANUARY 31

PASSED ON: March 30, 2010
RE: CRF Contribution
PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
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
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

\$63,006.03

FINAL

**STRATA PLAN LMS-3170
Special Levy Fees Schedule**

31-Mar-10
YEAR END: JANUARY 31

PASSED ON: March 30, 2010
RE: CRF Contribution
PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
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
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

FINAL

STRATA PLAN LMS-3170
Special Levy Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: March 30, 2010
RE: CRF Contribution
PAYMENT PLAN: Payable over 3 months, commencing May 1, 2010

UNIT	S.L.	U/E	TOTAL LEVY \$116,000.00	MONTHLY DUE
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

STRATA PLAN LMS-3170
Catch-Up Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: MARCH 30, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
Solo - 2228 Marstrand Avenue							
101	1	57	\$225.22	\$215.99	\$9.23	\$18.46	\$27.69
102	2	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
103	3	72	\$284.49	\$272.83	\$11.66	\$23.32	\$34.98
104	4	72	\$284.49	\$272.83	\$11.66	\$23.32	\$34.98
105	5	72	\$284.49	\$272.83	\$11.66	\$23.32	\$34.98
106	6	72	\$284.49	\$272.83	\$11.66	\$23.32	\$34.98
107	7	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
108	8	75	\$296.34	\$284.19	\$12.15	\$24.30	\$36.45
109	9	85	\$335.86	\$322.09	\$13.77	\$27.54	\$41.31
110	10	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
111	11	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
112	12	85	\$335.86	\$322.09	\$13.77	\$27.54	\$41.31
201	13	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
202	14	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
203	15	46	\$181.76	\$174.31	\$7.45	\$14.90	\$22.35
204	16	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
205	17	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
206	18	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
207	19	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
208	20	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
209	21	73	\$288.44	\$276.61	\$11.83	\$23.66	\$35.49
210	22	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
211	23	68	\$268.69	\$257.67	\$11.02	\$22.04	\$33.06
212	24	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
213	25	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
214	26	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
215	27	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
301	28	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
302	29	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
303	30	46	\$181.76	\$174.31	\$7.45	\$14.90	\$22.35
304	31	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
305	32	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
306	33	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
307	34	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
308	35	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
309	36	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
310	37	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
311	38	68	\$268.69	\$257.67	\$11.02	\$22.04	\$33.06
312	39	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
313	40	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
314	41	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
315	42	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
401	43	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
402	44	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
403	45	46	\$181.76	\$174.31	\$7.45	\$14.90	\$22.35
404	46	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
405	47	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
406	48	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
407	49	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
408	50	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59

STRATA PLAN LMS-3170
Catch-Up Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: MARCH 30, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
409	51	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
410	52	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
411	53	68	\$268.69	\$257.67	\$11.02	\$22.04	\$33.06
412	54	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
413	55	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
414	56	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
415	57	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
501	58	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
502	59	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
503	60	46	\$181.76	\$174.31	\$7.45	\$14.90	\$22.35
504	61	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
505	62	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
506	63	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
507	64	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
508	65	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
509	66	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
510	67	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
511	68	68	\$268.69	\$257.67	\$11.02	\$22.04	\$33.06
512	69	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
513	70	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
514	71	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
515	72	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
601	73	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
602	74	86	\$339.81	\$325.87	\$13.94	\$27.88	\$41.82
603	75	46	\$181.76	\$174.31	\$7.45	\$14.90	\$22.35
604	76	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
605	77	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
606	78	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
607	79	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
608	80	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
609	81	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
610	82	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
611	83	68	\$268.69	\$257.67	\$11.02	\$22.04	\$33.06
612	84	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
613	85	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
614	86	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
615	87	91	\$359.56	\$344.82	\$14.74	\$29.48	\$44.22
PH1	88	98	\$387.22	\$371.35	\$15.87	\$31.74	\$47.61
PH2	89	84	\$331.91	\$318.30	\$13.61	\$27.22	\$40.83
PH3	90	60	\$237.08	\$227.35	\$9.73	\$19.46	\$29.19
PH4	91	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
PH5	92	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
PH6	93	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
PH7	94	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
PH8	95	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
PH9	96	80	\$316.10	\$303.14	\$12.96	\$25.92	\$38.88
PH10	97	63	\$248.93	\$238.72	\$10.21	\$20.42	\$30.63
PH11	98	104	\$410.93	\$394.08	\$16.85	\$33.70	\$50.55
PH12	99	104	\$410.93	\$394.08	\$16.85	\$33.70	\$50.55
Duo - 2288 Marstrand Avenue							
101	100	58	\$229.17	\$219.78	\$9.39	\$18.78	\$28.17

STRATA PLAN LMS-3170
Catch-Up Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: MARCH 30, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
102	101	101	\$399.08	\$382.71	\$16.37	\$32.74	\$49.11
103	102	74	\$292.39	\$280.40	\$11.99	\$23.98	\$35.97
104	103	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
105	104	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
106	105	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
107	106	92	\$363.52	\$348.61	\$14.91	\$29.82	\$44.73
108	107	94	\$371.42	\$356.19	\$15.23	\$30.46	\$45.69
109	108	94	\$371.42	\$356.19	\$15.23	\$30.46	\$45.69
110	109	64	\$252.88	\$242.51	\$10.37	\$20.74	\$31.11
111	110	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
201	111	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
202	112	83	\$327.95	\$314.51	\$13.44	\$26.88	\$40.32
203	113	75	\$296.34	\$284.19	\$12.15	\$24.30	\$36.45
204	114	48	\$189.66	\$181.88	\$7.78	\$15.56	\$23.34
205	115	75	\$296.34	\$284.19	\$12.15	\$24.30	\$36.45
206	116	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
207	117	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
208	118	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
209	119	93	\$367.47	\$352.40	\$15.07	\$30.14	\$45.21
210	120	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
211	121	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
212	122	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
213	123	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
301	124	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
302	125	83	\$327.95	\$314.51	\$13.44	\$26.88	\$40.32
303	126	75	\$296.34	\$284.19	\$12.15	\$24.30	\$36.45
304	127	48	\$189.66	\$181.88	\$7.78	\$15.56	\$23.34
305	128	75	\$296.34	\$284.19	\$12.15	\$24.30	\$36.45
306	129	87	\$343.76	\$329.66	\$14.10	\$28.20	\$42.30
307	130	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
308	131	66	\$260.78	\$250.09	\$10.69	\$21.38	\$32.07
309	132	92	\$363.52	\$348.61	\$14.91	\$29.82	\$44.73
310	133	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
311	134	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
312	135	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
313	136	65	\$256.83	\$246.30	\$10.53	\$21.06	\$31.59
401	137	60	\$237.08	\$227.35	\$9.73	\$19.46	\$29.19
402	138	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
403	139	71	\$280.54	\$269.04	\$11.50	\$23.00	\$34.50
404	140	71	\$280.54	\$269.04	\$11.50	\$23.00	\$34.50
405	141	100	\$395.13	\$378.92	\$16.21	\$32.42	\$48.63
406	142	57	\$225.22	\$215.99	\$9.23	\$18.46	\$27.69
407	143	57	\$225.22	\$215.99	\$9.23	\$18.46	\$27.69
408	144	100	\$395.13	\$378.92	\$16.21	\$32.42	\$48.63
409	145	70	\$276.59	\$265.25	\$11.34	\$22.68	\$34.02
410	146	70	\$276.59	\$265.25	\$11.34	\$22.68	\$34.02
411	147	97	\$383.27	\$367.56	\$15.71	\$31.42	\$47.13
412	148	60	\$237.08	\$227.35	\$9.73	\$19.46	\$29.19
Treo - 2688 Vine Street							
101	149	111	\$438.59	\$420.61	\$17.98	\$35.96	\$53.94
102	150	129	\$509.71	\$488.81	\$20.90	\$41.80	\$62.70
103	151	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65

STRATA PLAN LMS-3170
Catch-Up Fees Schedule

31-Mar-10
 YEAR END: JANUARY 31

PASSED ON: MARCH 30, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
104	152	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
105	153	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
106	154	106	\$418.83	\$401.66	\$17.17	\$34.34	\$51.51
107	155	106	\$418.83	\$401.66	\$17.17	\$34.34	\$51.51
108	156	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
109	157	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
110	158	96	\$379.32	\$363.77	\$15.55	\$31.10	\$46.65
111	159	129	\$509.71	\$488.81	\$20.90	\$41.80	\$62.70
112	160	111	\$438.59	\$420.61	\$17.98	\$35.96	\$53.94
301	161	55	\$217.32	\$208.41	\$8.91	\$17.82	\$26.73
302	162	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
303	163	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
304	164	52	\$205.47	\$197.04	\$8.43	\$16.86	\$25.29
305	165	52	\$205.47	\$197.04	\$8.43	\$16.86	\$25.29
306	166	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
307	167	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
308	168	55	\$217.32	\$208.41	\$8.91	\$17.82	\$26.73
401	169	55	\$217.32	\$208.41	\$8.91	\$17.82	\$26.73
402	170	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
403	171	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
404	172	52	\$205.47	\$197.04	\$8.43	\$16.86	\$25.29
405	173	52	\$205.47	\$197.04	\$8.43	\$16.86	\$25.29
406	174	88	\$347.71	\$333.45	\$14.26	\$28.52	\$42.78
407	175	95	\$375.37	\$359.98	\$15.39	\$30.78	\$46.17
408	176	55	\$217.32	\$208.41	\$8.91	\$17.82	\$26.73
TOTAL U/E		13567	\$53,606.64	\$51,408.58	\$2,198.06	\$4,396.12	\$6,594.18
			x 12	x 12			
			\$643,279.68	\$616,902.96			

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS-3170

SOLO, DUO, TREO

HELD On Tuesday, March 30, 2010 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, BC

PRESENT 70 owners in person or proxy, as per the registration sheet.

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

GUEST Mr. Paul Duchaine, BFL Canada

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:00 p.m. by Bunny Porteous. Introductions were made and the meeting commenced.

ELECTION OF CHAIR

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

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated March 9, 2010 as proper Notice of Meeting.

APPROVAL OF AGENDA

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

GUEST BUSINESS:

Mr. Paul Duchaine of BFL Canada was invited to attend the Annual General Meeting to discuss the strata corporation's insurance policy. Mr. Duchaine reviewed the following:

1. Importance of owners/tenants obtaining personal home insurance including adequate liability insurance for the strata corporation's deductibles.
2. Strata corporation's duty to insure and the strata corporation duty to repair.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 31, 2009 Annual General Meeting. There was no business arising.

It was moved, seconded and carried to adopt the minutes of the July 28, 2009 Special General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

Report attached to AGM Notice.

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.

2010/2011 BUDGET (YEAR END January 31, 2010)

Agent Bunny Porteous reviewed the financial highlights of the fiscal year ending January 23, 2010. The 2010/2011 budget was presented to the owners for a detailed review and analysis.

Following discussion, it was moved, seconded and **carried** to adopt the budget for the fiscal year 2010/2011 in the amount of \$688,908.

Owners please note: There will be an increase in strata fees.

For those owners who pay by cheque, please issue post-dated cheques at the new strata fee rate commencing May 1, 2010, made payable to "Strata Plan LMS-3170". Please see the attached strata fee payment schedule for details. If you have already issued a cheque for April 1st it will be necessary for you to send a "catch-up" cheque for the months of February, March and April 2010. Please refer to the catch-up fee schedule for details.

If you are on the pac automatic payment program, your payments will be automatically adjusted to the new rate May 1, 2010 for the 2010 fiscal year. Therefore, it will be necessary for you to send a "catch-up" cheque made payable to "Strata Plan LMS-3170" for the months of February, March and April 2010. Please refer to the catch-up fee schedule for details.

3/4 VOTE RESOLUTIONS

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

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.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt 3/4 Vote Resolution #1, Contingency Reserve Fund Contribution (68 in favour, 1 opposed, 1 abstention).

* * *

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

**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).

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt 3/4 Vote Resolution #2, Bylaw Amendment - Smoking Policy (66 in favour, 2 opposed, 2 abstention).

* * *

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

**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.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt 3/4 Vote Resolution #3, Bylaw Amendment – Flooring Upgrades (69 in favour, 0 opposed, 1 abstention).

* * *

The following 3/4 Vote Resolution was presented to the owners for their consideration:

**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 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.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt 3/4 Vote Resolution #4, Deck Membrane – Unit #302 2228 Marstrand (69 in favour, 0 opposed, 1 abstention).

* * *

NEW BUSINESS

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

1. Enterphone issues
2. Replace the “In case of Emergency” signage beside the elevators in the Duo building

3. Risk maintenance program

ELECTION OF STRATA COUNCIL

The members of council for 2009/2010 automatically retired from their positions, pursuant to the Strata Property Act. The owners expressed their appreciation at a job well done by the outgoing council.

The following owners were nominated for council for 2010/2011:

Christine Funk	Unit #305 T
Marc Prefontaine	Penthouse #11 S
Howard Olsen	PH#1 S
Dominic Mattman	PH#9 S
Norm Bogner	Unit #215 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 8:40 p.m. The next council meeting is scheduled for Tuesday, April 27 at 7:00 p.m.



Bunny Porteous
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BP/ys