

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN VR-329
PURCELL WOODS

HELD

On Wednesday, January 26, 2011 at The Holiday Inn, 700 Old Lillooet Road, North Vancouver, B.C.

PRESENT

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

STRATA AGENT

Muryn Jordan, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:00 p.m. by the council president, Stephen Spector.

ELECTION OF CHAIR

In agreement with the owners, Stephen Spector acted for chair for the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated January 5, 2011 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 19, 2010 Annual General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council president, Stephen Spector, gave the owners a brief review of highlights of the past year. At the Annual General Meeting in January 2010 the owners approved a two year extension of the rehabilitation project and as a result the 6th year of the project has completed. During the past year there was an emphasis on replacing fences, continuing with the deck replacements, completing two of the maisonnette valleys and overall gutter cleaning and roof repairs. As with most years, there were some unanticipated expenses. The owners were presented with a spreadsheet showing a breakdown of spending in 2009 and 2010 in both the Repairs & Maintenance budget line and the Rehabilitation budget line.

Council will continue to continue with the project throughout 2011 and will continue to ensure that Purcell Woods remains a desirable complex.

INSURANCE REPORT

The agent presented the insurance report to the owners noting that the strata corporation is insured for replacement value of \$27,431,000 based on the most recent independent appraisal which is conducted on an annual basis. Increases in the annual appraisal due affect both the replacement value and the total premium. It was noted that the premium cost for the 2011 insurance renewal is \$49,417 which is significantly higher than last year's premium.

An owner inquired if the strata corporation insurance is "no-fault" insurance. The agent followed up with the strata insurance provider, BFL Canada, after the AGM and "no-fault" insurance is a feature of automobile insurance and not with property/casualty insurance. As it relates to the BFL Strata Program, the only section including a "no-fault" component is the Volunteer Accident coverage: it provides accident benefits, regardless of fault.

All owners and residents are reminded that the strata corporation's insurance policy does not provide 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.

2011 BUDGET (YEAR END DECEMBER)

The 2011 budget was presented to the owners for a detailed review and analysis. Mr. Spector noted that there is a 7% proposed increase in the strata fees due to increasing costs such as HST and higher materials prices. The owners were advised that there has not been an increase in strata fees since 2007. Mr. Spector also highlighted that the manager expense in the budget has been removed as Rudy Sedlak will not be on site as often over the coming year and as such his pay has decreased. There is also a proposed allocation of \$10,000 to the Contingency Reserve Fund.

Owners expressed concern over the increase in strata fees and inquire if the money in the budget for the rehabilitation project would be removed in the 2012 budget. Mr. Spector advised that he hoped it would be but that there was no way to be sure until the end of 2011. There are still many areas of the complex that require attention and council hopes to have the work completed within the funds available in the 2011 budget.

Following discussion it was moved, seconded and carried to adopt the budget in the total amount of \$547,864.

Owners please note that there will be an increase in strata fees retroactive to January 1, 2011.

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 VR-329" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on March 1, 2011. Therefore, you will be required to issue a "catch-up" cheque for the month(s) of January and February as the "catch-up" fee will not be withdrawn from your bank account.

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan VR-329" at the new strata fee amount. You will also be required to issue a "catch-up" cheque for the month(s) of January and February.

3/4 VOTE RESOLUTIONS

The following 3/4 vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan VR-329, 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 VR-329, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan VR-329, 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:

All bylaws filed in the Land Title Office prior to January 26, 2011 be and are hereby repealed, except for bylaw 350(1) which limits the number of strata lots which may be rented in the Strata Corporation to ten (10), which is not being repealed and remains in force; and except for bylaw 6(1) which limits the number of pets permitted, which is not being repealed and remains in force;

The bylaws attached hereto are adopted.

Owners expressed concern that the new bylaw package was not an accurate representation of the existing bylaw package.

Following discussion, it was moved, seconded and **carried** to table $\frac{3}{4}$ vote resolution #1, #2, #3 and #4 until the next General meeting. A bylaw committee will review both the old and new bylaws and present their comparisons to council and to the owners in advance of the next General Meeting.

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The following $\frac{3}{4}$ vote resolution #2, #3 and #4 were tabled and as such, discussion did not occur.

3/4 VOTE RESOLUTION #2 RENTAL BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan VR-329, 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 VR-329, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan VR-329, 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 350(1) which currently reads:

350. (1) The number of units within the strata plan VR 329 that may be leased by the owners shall be ten (10).

This bylaw 350.1 is included here for convenience only. This bylaw limiting the number of strata lots that may be rented to (10) was filed at the Land Title Office on _____ (insert date of registration) under registration number _____ (insert registration number). It remains in force from _____ (insert date of registration) and has not been altered, replaced or repealed since that date.

to read as follows:

- 42.1 The number of strata lots within the strata corporation that may be leased at any one time is limited to 10.

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3/4 VOTE RESOLUTION #3 PET BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan VR-329, 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 VR-329, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan VR-329, 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 6(1) which currently reads:

6. (1) No owner or occupant shall permit animals, livestock, fowl or pets to be kept in any lot other than one dog, one cat or caged birds (except pigeons) or any other pet approved by the Strata Corporation; any variance to any of the above must be approved by the Strata Council, which approval shall not be unreasonably withheld. When upon the common property, all dogs are to be kept under the supervision of a responsible person. If the Strata Corporation, on reasonable grounds, considers a permitted pet to be nuisance, such pet shall not be kept in the lot after 15 days notice in writing to that effect is given to the owner of the lot where it is kept.

to read as follows:

- 5.3 A resident must not keep a pet on a strata lot other than one of the following:
- (a) one dog;
 - (b) one cat; or
 - (c) caged birds, other than pigeons.

**3/4 VOTE RESOLUTION #4
REPAIR AND MAINTENANCE
BYLAW AMENDMENT**

WHEREAS The Owners, Strata Plan VR-329, 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 VR-329, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan VR-329, 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 deleting bylaw 11.1 (c) (iv) which reads:

(iv) doors, windows and skylights on the exterior of a building or that front on common property

by re-numbering 11.1 (c) (v) to read as 11.1 (c) (iv)

by re-numbering 11.1 (c) (vi) to read as 11.1 (c) (v)

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The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #5
LIGHTING UPGRADE**

WHEREAS The Owners, Strata Plan VR-329; wish to upgrade the exterior lighting in the complex;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan VR-329, that a sum of money not exceeding \$50,000 be raised and spent for the purpose of upgrading as much of the exterior lighting as possible, 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 \$50,000 shall be assessed on January 26, 2011 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 six (6) months, such payments to be made in six (6) equal amounts on the first of each month, commencing on February 1, 2011 and ending on July 1, 2011. 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 as per the strata corporation's bylaws on each such late payment.

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.

Mr. Spector advised the owners that the proposed levy is to begin repairs on the exterior lighting system. In November and December 2010 there were lighting failures in various areas of the complex and repairs were lengthy due to the age of the existing system. The strata council have not obtained quotes for repairs nor has a lighting review been completed by BC Hydro or by any other professional. The intent of the resolution is to secure funds so that the work can be done once reviews and quotes are received. If the funds are not approved then the strata council cannot complete any work.

During discussion the owners expressed their concern about approving funds for repairs at this time and requested that a review be done and quotes obtained in advance.

It was moved, seconded and a vote was taken and $\frac{3}{4}$ Vote Resolution #5 – Lighting Upgrade failed (24 in favour, 38 opposed, 0 abstentions).

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NEW BUSINESS

1. **Financial Information:** An owner requested that the council meeting minutes contain a listing of where the funds have been spent. Council agreed to include a quarterly report.
2. **Landscaping:** Owners requested information on when the new landscaping company is on site, what their tasks are and when the general complex clean-up will occur.
3. **Unit Entitlement:** An owner requested that council research how to change the unit entitlement formula for VR-329.
4. **Lighting:** Owners requested that the strata council complete a review of the complex lighting and that quotes be obtained for upgrades. If needed a Special General Meeting can be called to review and approve a lighting upgrade.

5. West Side Entrance/Exit: Owners expressed concern about the bushes near the entrance/exit on the west side of the complex as they are blocking visibility for pedestrians on Purcell Way.
6. Parking Stalls: There are two parking stalls on the east side of the complex that are surrounded by gardening ties which are being destroyed by vehicles. An owner requested that these be replaced with concrete curbs.
7. Traffic on Purcell: An owner requested that the council contact the District of North Vancouver and request that the traffic on Purcell be reviewed as currently there are issues with speeding, accidents and the time change on the light at the bottom of the hill is too long.
8. Stairs: An owner requested that the stairs on the west berm be repaired and/or replaced.
9. Salting Walkways: An owner inquired who is responsible for salting the sidewalks now that Gordon Merrill is no longer working on site. Council requested that all owners pitch in and help with salting. There are salt boxes around the complex and Rudy Sedlak will ensure that they are kept filled with salt.
10. East Side Stop Sign: An owner requested that the stop sign on the east side be moved as currently it instructs those coming up the hill to stop which causes issues with visibility.
11. Gordon Merrill: Owners expressed concern with the manner in which Mr. Merrill contract was not renewed without any advance notification given to owners. After discussion a vote was taken and the owners approved an expense of \$250 for the purchase of a gift for Mr. Merrill for his years of service to the complex.

ELECTION OF STRATA COUNCIL

The owners thanked the 2010 council for all of their hard work and diligence during the past year.

Strata Corporation Bylaw 3.6 mandates that all council members are elected for a two year term. Of the 2010 strata council, Cathy Iannella, Michael Fitt, Stephen Spector and Maya Butterfield have all completed one year of their two year term. Jennifer Meilleur, Sarah Drummond and Wolf Steche have completed the full two years.

The following owners automatically remain on council for 2011:

Cathy Iannella	1990
Michael Fitt	1964

Stephen Spector	1986
Maya Butterfield	2028

The following owners were nominated for council for 2011:

Wolf Steche	1904
Sylvia Cromack	1808
Jason Hunt	1806

There being no further 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.

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24-Hour Emergency Services

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Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, and neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

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The 24-hour answering service is not available for general inquiries concerning accounts, executive policies and other matters which are regular administration items.