

# **MINUTES OF ANNUAL GENERAL MEETING**

## **STRATA PLAN VR-329**

### **PURCELL WOODS**

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**HELD:** On Tuesday, January 19, 2010 at 6:30 p.m. at the Jaycee House, 1251 Lillooet Road, North Vancouver, B.C.

**PRESENT:** 45 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 6:30 p.m. by the council Treasurer, Stephen Spector.

#### **ELECTION OF CHAIR**

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

#### **PROOF OF NOTICE**

It was moved, seconded and carried to accept the notice dated December 29, 2009 as proper Notice of Meeting.

#### **APPROVAL OF AGENDA**

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

#### **MINUTES**

It was moved, seconded and carried to adopt the minutes of the February 23, 2009 Annual General Meeting, as circulated. There was no business arising.

## **UNFINISHED BUSINESS**

There was no unfinished business.

## **PRESIDENT'S REPORT**

Please find attached a report from the project coordinator, Rudy Sedlak, with regard to the rehabilitation project.

## **INSURANCE REPORT**

The agent presented the insurance report to the owners noting that the strata corporation is insured for replacement value of \$27,000,000 which is a decrease from the previous year's replacement value. It was noted that the premium cost for the 2010 insurance renewal is \$40,584 which is significantly lower than last year's premium. The agent further noted that an independent appraisal is conducted on an annual basis which does affect both the replacement value and the total premium.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., 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.

*The agent reported the quorum changed to 50 votes.*

## **3/4 VOTE RESOLUTION**

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

### **3/4 VOTE RESOLUTION #1 TWO YEAR EXTENSION OF REHABILITATION PROJECT (2010 - 2011)**

***WHEREAS*** the Owners, Strata Plan VR-329, passed a ¾ vote resolution in 2005 endorsing the Building Rehabilitation Project for a period of five (5) years ending in 2009;

***AND WHEREAS*** the Strata Council has identified a number of areas in the complex that still require work;

***BE IT RESOLVED*** that the Owners, Strata Plan VR-329, endorse the extension of Building Rehabilitation Project and commit to its completion for an additional two (2) year period beginning January 2010 and ending December 31, 2011;

***BE IT FURTHER RESOLVED*** that the Owners, Strata Plan VR-329, mandate that the Strata Councils elected for 2010 through 2011 ensure that the rehabilitation project is continued and completed.

It was moved and seconded to place the resolution on the floor for discussion.

The Chair reported to the owners that the original resolution passed in 2004 for a five-year rehabilitation project is complete as of December 2009; however, there are a variety of projects which still require completion and, as such, council is recommending an extension of the rehabilitation project for an additional two years.

Following discussion, a vote was taken and  $\frac{3}{4}$  Vote Resolution #1 - Two Year Extension of Rehabilitation Project (2010 - 2011) was **carried** by more than 75% of the vote (49 in favor, 1 opposed, 0 abstentions).

### **MAJORITY VOTE RESOLUTION #1**

The following Majority Vote Resolution was presented to the owners for their consideration:

#### **MAJORITY VOTE RESOLUTION #1 FUNDING FOR REHABILITATION PROJECT**

***WHEREAS*** it has been determined that the estimated cost extend the Building Rehabilitation Project at Strata Plan VR-329 for the next two (2) years is approximately \$300,000;

***AND WHEREAS*** a building rehabilitation component in the amount of \$150,000 if added to the monthly strata fees levied against the Owners of Strata Plan VR-329 for the calendar years 2010 and 2011 (this component not renewable, save for unforeseen events) will provide the necessary funds;

***BE IT RESOLVED*** that the Owners, Strata Plan VR-329 raise a sum of money not exceeding \$150,000 for the purpose of carrying out the Building Rehabilitation Project, such raising of funds to be added to the monthly strata fees for the duration of the project for each of the calendar years 2010 through 2011.

It was moved and seconded to place the resolution on the floor for discussion.

The agent advised the owners that the previous resolution was to bind the strata council for two years to ensure that the rehabilitation project is continued and completed and this majority vote approves the collection of \$150,000 per year through the budget in order to ensure that the rehabilitation project is funded.

A vote was then taken and Majority Vote Resolution #1 was **carried** (49 in favour, 1 opposed, 0 abstentions).

## **2010 BUDGET (YEAR END DECEMBER)**

It was moved and seconded to place the 2010 budget on the floor for discussion.

The Chair advised the owners that, as per the information provided in the insurance report, an amendment is proposed to reduce line item 7100 – Insurance from \$58,000 to \$45,000 and to increase line item 8240 – Repairs & Maintenance by a corresponding amount of \$13,000 to \$72,863.

A brief discussion ensued and a formal motion was placed on the floor to amend the budget as noted.

A vote was then taken and the amendment was carried (unanimous).

There being no further discussion, a vote was taken on the amended budget in the total amount of \$512,094 and the 2010 amended budget passed (unanimous).

Owners please note: There is no increase in strata fees.

For those owners who pay by cheque, please issue 12 new post-dated cheques payable to “Strata Plan VR-329”.

If you are on the PAC Automatic Payment Program, your payments will continue automatically at the same rate.

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

### **3/4 VOTE RESOLUTION #2 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 ¾ 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 200(b) which currently reads:**

*200 (b) All owners' strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time may be subject to a fine of \$25.00 to be levied by the strata management service company.*

**To read as follows:**

*200 (b) All owners' strata fees are due and payable no later than the first business day of each calendar month. Fees received later than the appointed time may be subject to a fine of \$25.00. Accounts in arrears of more than \$1,000 may also be charged an interest rate of 10% per annum on the outstanding balance.*

It was moved and seconded to place  $\frac{3}{4}$  Vote Resolution #2 – Bylaw Amendment on the floor for discussion.

A brief explanation ensued advising that the intention is to ensure that those owners who are continually in arrears receive more significant penalty.

There being no additional discussion, a vote was taken and  $\frac{3}{4}$  Vote Resolution #2 – Bylaw Amendment was **carried** by more than 75% of the vote (unanimous).

**NEW BUSINESS**

1. The following New Business items were raised by the owners:

- An owner requested that all information regarding the arborist's reports and findings regarding the trees be detailed in the minutes. A discussion ensued regarding the trees and the agent agreed that information will be provided to all owners through the minutes as the new council works through the tree study.
- An owner requested clarification if the parking passes at Capilano University are still in existence and the council confirmed that they are no longer available.
- An owner requested information regarding the Capilano University residential development which was proposed last year. Council advised that there is no new information available.
- The sidewalk near the front entrance exit near unit #1804 was reported to require additional lights or some improved visibility as it is currently a dangerous area for pedestrians. Council agreed to review the area.
- An owner requested that a light be installed in the garbage bin near unit #1912.

- An owner requested that the lighting around the pool and related pathways be improved.
- Various complaints were received that the current towing company is too harsh and is towing unnecessarily. Council agreed to review the service.

### **ELECTION OF STRATA COUNCIL**

The owners thanked the 2009 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 2009 strata council, Jennifer Meilleur, Sarah Drummond and Wolf Steche have all completed one year of their two-year term. Stephen Spector and Maya Butterfield have completed the full two years. Cathy Iannella and Michael Fitt are temporary council members standing in for previously elected members and therefore must be re-elected.

The following owners automatically remained on council for 2010:

Jennifer Miller	Unit #1874
Sarah Drummond	Unit #2088
Wolf Steche	Unit #1904

The following owners were nominated for council for 2010:

Cathy Iannella	Unit #1990
Michael Fitt	Unit #1964
Stephen Spector	Unit #1986
Maya Butterfield	Unit #2028

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 7:30 p.m.

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