

February 8th, 2008

To All Owners
Monte Carlo
Strata Plan VR 1595



ASSET MANAGEMENT
GROUP (B.C.) INC.

STRATA
CONDOMINIUM
MANAGEMENT

RENTAL
MANAGEMENT

CONSULTING
SERVICES

SALES

#430 - 1200 W. 73rd Avenue
Vancouver, B.C. V6P 6G5
Phone: (604) 267-6399
Fax: (604) 267-6597

Annual General Meeting – Tuesday, March 11th, 2008

We are pleased to advise that your Annual General Meeting has been called for Tuesday, March 11th, 2008.

Please find enclosed the Notice of Meeting together with an Agenda, a Proxy Form and other information, which you should bring with you to the meeting for reference.

We look forward to seeing you at the meeting which we strongly urge you to attend. You will be electing a new strata council to represent you for the next year and also it is a good opportunity to meet other owners and find out more about your strata corporation.

If you are not able to attend the Annual General Meeting, you can leave your proxy with another owner, with a member of the Strata Council or you can fax it to York West (604) 267-6397, or e-mail it to djanic@yorkwest.com and your proxy will be given to a Strata Council member. Please note that the Property Manager cannot hold a proxy for an owner.

If you require further information or assistance regarding the foregoing or attached, please do not hesitate to contact me.

Yours truly,

YORK WEST ASSET MANAGEMENT (BC) INC.

Dali Janic,
Strata Property Manager
On Behalf of the Strata Corporation
Monte Carlo VR 1595

RESOLUTIONS

RESOLUTION 'A' – Majority Vote

Be it resolved, in compliance with the *Strata Property Act*, that a resolution be passed by way of a majority vote of a quorum of the Owners of Strata Plan VR-1595, that the Owners approve the proposed budget for the 2008-2009 fiscal year, commencing February 1st, 2008 and completing January 31st, 2009.

PLEASE BRING THIS NOTICE TO THE MEETING

MEMO TO: The Owners, Strata Plan VR-1595

February 8th 2008

FROM: York West Asset Management Group (BC) Inc.
#202 – 1591 Bowser Avenue,
North Vancouver, BC, V7P 2Y4
Tel: (604) 904-3803 Fax: (604) 904-3826



TAKE NOTICE THAT an ANNUAL GENERAL MEETING of Strata Plan VR 1595 will be held:

DATE & TIME: Tuesday, March 11th, 2008 at 7:00.p.m

LOCATION: Suite 101 – 985 West 10th Avenue, Vancouver

In accordance with the *Schedule of Bylaws, for The Owners', Strata Plan VR-1595*, Division 5, Section 29, Clause 7, if the Strata Corporation is entitled to register a lien against a strata lot under Section 116(1) of the *Strata Property Act* then the owner of that strata lot is not eligible to vote.

If you are uncertain of the status of your account, please contact our office during regular office hours, Monday to Friday 9:00 a.m. to 4:30 p.m., as only cash, money order or a certified cheque for the entire outstanding amount will be accepted at the meeting.

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 in order to vote.

AGENDA

1. Registration
2. Call to Order
3. Quorum Report
4. Election of person to chair the meeting, if necessary
5. Proof of Notice
6. Approval of AGM Minutes April 18th, 2007
7. Reports of Council / Committee Activities
8. Report on Insurance Coverage – sec 154
9. New Business
 - a. Resolution 'A' (Proposed 2008/09 Fiscal Year Budget)
 - b. Owners' New Business, if any
10. Resignation and Election of Strata Council
11. Adjournment

IN ACCORDANCE WITH THE STRATA PROPERTY ACT, THE FOLLOWING PROVISIONS APPLY TO PROCEEDINGS AT ANY ANNUAL OR SPECIAL GENERAL MEETINGS.

Strata Property Act

SBC Chap.43

Section 48 (2) & (3) – Quorum for annual or special general meeting

- (2) Subject to the bylaws, a quorum for an annual or special general meeting is:
 - (a) eligible voters holding 1/3 of the strata corporation's voters, present in person or by proxy, or
 - (b) if there are fewer than 4 strata lots or fewer than 4 owners, eligible voters holding 2/3 of the strata corporation's votes, present in person or by proxy.
- (3) If a quorum has not been achieved within ½ hour of the start time of the meeting, the meeting must adjourn to a date exactly one week from the scheduled date with the same start time; at which time the owners in attendance, either in person or by proxy, ½ hour after the start time of the meeting shall be considered a quorum.

Section 56 (2), (3) & (4) – Proxies

- (2) A document appointing a proxy:
 - (a) must be in writing and be signed by the person appointing proxy,
 - (b) may be either general or for a specific meeting or a special resolution, and
 - (c) may be revoked at any time
- (3) Subject to the regulations, any person may be a proxy except the strata manager or other employee of the strata corporation.
- (4) A proxy stands in the place of the person appointing the proxy, and can do anything that person can do, including vote, propose and second motions and participate in the discussion, unless limited in the appointment document.

Section 1 – Definitions and interpretation

"unanimous vote" means a vote in favour of a resolution by all the votes of all the eligible voters.

"majority vote" means a vote in favour of a resolution by more than 1/2 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

"3/4 vote" means a vote in favour of a resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.