

March 26, 2007

To All Owners
Monte Carlo
Strata Plan VR 1595

Annual General Meeting – Wednesday, April 18th, 2007

ASSET MANAGEMENT
GROUP (B.C.) INC.

We are pleased to advise that your Annual General Meeting has been called for Wednesday, April 18th, 2007.

PROPERTY & ASSET
MANAGEMENT

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.

COMMERCIAL
SALES & LEASING

We look forward to seeing you at the meeting which we strongly urge you to attend. You will also 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.

SYNDICATION &
CONSULTING
SERVICES

FACILITIES
MANAGEMENT

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.

British Columbia
#430 - 1200 W 73rd Avenue
Vancouver, B.C. V6P 6G5
Phone: (604) 267-6399
Fax: (604) 267-6397

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

PLEASE BRING THIS NOTICE TO THE MEETING

MEMO TO: The Owners, Strata Plan VR-1595

March 26, 2007

FROM: York West Asset Management Group (BC) Inc.
#430-1200 West 73rd Avenue,
Vancouver, BC, V6P 6G5
Tel: (604) 267-6399 Fax: (604) 267-6397



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

DATE & TIME: Wednesday, April 18th, 2007 at 7:00.p.m (Registration at 6:45p.m.)

LOCATION: Suite 101-Tentative – 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 Agenda
7. Approval of AGM Minutes of February 28th, 2006
8. Reports of Council / Committee Activities
9. Report on Insurance Coverage – Section 154
10. Consideration of the 2007 Operating Budget
11. New Business
 - a. Resolution 'A' (Proposed Levy of \$17,000.00 for Garage Repair and Maintenance Repair)
 - b. Owners' New Business, if any
12. Resignation and Election of Strata Council
13. 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 $\frac{1}{3}$ 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 $\frac{2}{3}$ of the strata corporation's votes, present in person or by proxy.
- (3) If a quorum has not been achieved within $\frac{1}{2}$ 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, $\frac{1}{2}$ 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 $\frac{1}{2}$ 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.

" $\frac{3}{4}$ vote" means a vote in favour of a resolution by at least $\frac{3}{4}$ 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.

MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN VR-1595

HELD: Wednesday, April 18, 2007 at 7:00pm at #101-985 West Broadway, Vancouver, BC.

PRESENT: Nine (9) owners in person or by proxy, as per the registration sheet.

AGENT: Dali Janic, *York West Management*

QUORUM REPORT

As the quorum requirement of the *Strata Property Act* was met, the meeting was called to order at 7:00 pm, at which time nine (9) owners were present in person. It was **moved** and **seconded** to allow owners present at the meeting and who are in arrears in their strata lot account should be allowed to vote.

MOTION CARRIED

ELECTION OF MEETING CHAIR

It was **moved** and **seconded** to appoint Dali Janic of *York West Management* to chair the meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

PROOF OF NOTICE

It was **moved** and **seconded** to accept the Notice, dated March 26th, 2007, as proper notice for the April 18th, 2007 Annual General Meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGENDA

It was **moved** and **seconded** to approve the agenda as presented in the Notice dated February 11th, 2005. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGM MINUTES

Strata Council noted that previous minutes did not correctly indicate names of the Strata Council members that were elected, it was **moved** and **seconded** to adopt the Minutes of the Annual General Meeting dated February 28th, 2006 as amended. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

INSURANCE CERTIFICATE

As per the requirements of the *Strata Property Act*, proof of insurance in the form of a copy of the Strata Corporation's Insurance Certificate was provided to the owners as an attachment to the Notice dated March 26th, 2007. The owners were advised to ensure that they had personal coverage for all in-suite improvements and betterments. It was therefore **moved** and **seconded** to confirm that an insurance certificate was circulated to all owners as proof that the building is properly insured. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

RESOLUTION 'A' – ¾ Vote

It was **moved** and **seconded** to place Resolution 'A' on the floor for discussion. The Agent read Resolution 'A' to the owners as follows:

Be it resolved, in compliance with section 108 of the Strata Property Act, that a resolution be passed by way of a ¾ vote of a quorum of the Owners of Strata Plan VR-1595, that the Owners authorize a special levy for a total amount of \$5,500.00 for the purpose of replacing the garage door and updating the December 2005 McArthur Vantell building envelope maintenance report. Such funds shall be charged upon the owners in proportion to the unit entitlement of their respective strata lots (see attached payment schedule). This special levy shall be assessed on April 18th, 2007 and is due and payable in one payment on May 1st, 2007. If payment is not received by the 15th of the month the levy is due, a fine of \$50.00 shall be assessed to the affected strata account for each month the levy remains outstanding.

It was **moved** and **seconded** to approve Resolution 'A' as presented. A vote was taken, resulting in all owners being in favour of Resolution 'A'.

MOTION CARRIED

RESOLUTION 'B'

It was **moved** and **seconded** to place Resolution 'C' on the floor for discussion. The Agent read Resolution 'C' to the owners as follows:

Be it resolved, in compliance with section 21 of 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 2007-2008 fiscal year, commencing February 1st, 2007 and completing January 31st, 2008.

It was **moved** and **seconded** to approve Resolution 'B' (the proposed budget) as presented. A vote was taken, resulting in all owners being in favour of Resolution 'B'.

MOTION CARRIED

NEW BUSINESS

There was a general discussion regarding various issues including:

- 1) **Gas Consumption:** Due to the substantial increase in the gas prices, a suggestion was made that owners cease from utilizing their gas fireplaces between the months of November and April as a way to cut gas costs.
- 2) **Owners List:** A request was made that an owners' list be circulated to all owners. As all owners agreed to this request, a copy of the owners' list will be attached to these minutes.
- 3) **Front Gate:** It was reported that the spring gate requires repairs to the spring and the hydraulics. An owner also suggested that plexi-glass be installed on the gate on the east side to prevent someone reaching through the gate to the handle. Permania will take care of these two issues.
- 4) **Dryer Vents:** Cleaning of the dryer vents from inside and outside will be schedule for next month. All owners will be advised in advance.
- 5) **Washer Hoses:** All washer hoses should be replaced with new hoses. All owners need to report to the Strata Council members if hoses have been changed.
- 6) **Building Cleaning/Maintenance:** Several owners expressed their dissatisfaction with cleaning of the building with the present maintenance person. Property Manager will contact the cleaner and have these issues addressed.

RESIGNATION AND ELECTION OF STRATA COUNCIL

The Agent thanked the outgoing Council for all their efforts and time spent on Strata Corporation's affairs over the past year. Nominations were then taken for the new Strata Council, resulting in the following nominees:

Lynda McBurney	#101
Deborah Diego	#104
Brad Curran	#103
Craig Williams	#302
Chris Toombs	#304
Michael Dill	#302

As there were no further nominees and all nominees agreed to stand, the above owners were elected by acclamation. The Council members were then elected to the following Council positions:

Chris Toombs	#304	<i>President</i>
Craig Williams	#302	<i>Vice President</i>
Brad Curran	#103	<i>Treasurer</i>

As there was no further business to discuss, the meeting was adjourned at 8:30 pm.

York West Asset Management Group (BC) Inc.

#430-1200 West 73rd, Avenue
Vancouver, BC, V6P 6G5
TEL: (604) 267-6399
FAX: (604) 267-6397

Please Note: Real Estate Regulations requires that a vendor must provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from York West Management Inc.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Margole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com

Policy No. CVR 1595

DECLARATIONS

Replacing Policy No. -

Name of Insured:	The Owners of Strata Plan VR 1595
Location Address:	985 West 10th Avenue, Vancouver, BC, V5Z 1L9
Additional Named Insured:	York West Asset Management (BC) Group Inc., 430 - 1200 West 73rd Avenue, Vancouver, BC V6P 6G5
Policy Period:	11/30/07 to 12/31/08 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS		Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES - STR09/06R			
All Property, All Risks, Guaranteed Replacement Cost, Bylaws		1,000	2,000,000
Water Damage		2,500	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		2,500	Included
Earthquake Damage		10%	Included
Flood Damage		10,000	Included
Key & Lock		250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada -			
Form 820000 (11/98)		Residential Commercial	100 250
COMMERCIAL GENERAL LIABILITY - Form 000102 (Rev. 11/98)			
Coverage A - Bodily Injury & Property Damage Liability	Per Occurrence	500	5,000,000
Products & Completed Operations	Aggregate	500	5,000,000
Coverage B - Personal Injury Liability	Per Occurrence	500	5,000,000
Coverage C - Medical Payments	Any One Person		2,500
	Per Occurrence		25,000
Coverage D - Tenants Legal Liability		500	500,000
Non-Owned Automobile - SPF #6 - Form 335002	Per Occurrence		5,000,000
Contractual Liability - SEF #96	Per Occurrence	500	50,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99	Per Occurrence		5,000,000
Limited Pollution Liability Coverage	Aggregate		1,000,000
Employee Benefit Liability - Form 000200	Aggregate	1,000	1,000,000
Advertising Liability - Form 000117	Per Occurrence		500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2(04/01) Claims Made Form		500 Retention	2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARLSCP(05/04)		10,000 Retention	1,000,000
Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense			
VOLUNTEER ACCIDENT INSURANCE PLAN Form 9224344- Plan II		7 Day Waiting Period	100,000
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)			
Accident Expenses - various up to \$5,000 (see policy wording) Dental Expense - \$2,500			
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Form 500000 (Rev. 01/2000)			10,000
I Employee Dishonesty - Form A			5,000
II Loss Inside the Premises			5,000
III Loss Outside the Premises			5,000
IV Money Orders and Counterfeit Paper Currency			5,000
V Depositors Forgery			5,000
EQUIPMENT BREAKDOWN			
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016(02/06)		1,000	2,000,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)		1,000	10,000
III Extra Expense - Form C780033 (02/06)		24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)		24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

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

This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

Im Valente
President
Coastal Insurance Services Ltd.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Margole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-565-3310 Website: www.coastalinsurance.com - e-mail: info@coastalinsurance.com

SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan VR 1595
 Policy # CVR 1595

Term: 11/30/07 to 12/31/08 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property Rents	35	700,000 0
Axa Pacific Insurance Company	Property Rents	35	700,000 0
Royal and Sun Alliance Insurance Company of Canada	Property Rents	30	600,000 0
Aviva Insurance Company of Canada	Liability	100	5,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty - Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	2,000,000
Axa Assurances Inc.	Volunteer Accident Insurance Plan II	100	100,000

DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction.

1. I, Elaine Knight, am licensed as a general insurance agent by the Insurance Council of British Columbia.
2. This transaction is between you and Aviva Insurance Company of Canada, Axa Pacific Insurance Company, Royal and Sun Alliance Insurance Company of Canada (Insurers) and as indicated on the policies.
3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd., who does business with the Insurer.
4. The nature and extent of the Insurer's interest in this agency is none.
5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer.
6. The Financial Institutions Act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or corporation as a condition of this transaction.

Total Premium

\$4,171.00

E805/KH

Insured's Copy

INFORMATION BULLETIN

WHAT TO DO IN THE EVENT OF LOSS

We hope that nothing ever happens to you that causes you to have an insurance claim, but if you do, we're here for you. At Coastal we have a full time Claims Manager in our office to guide you through those difficult times, and to help you with how to present your claim.

Your insurance policy provides protection for a wide range of occurrences that can happen to your property. There are, of course, some items and some perils that are not covered no matter how broad your coverages. The Insurers and you, the Insured, have certain legal responsibilities to carry out in the event of a loss. The following information will assist in providing you with fast and efficient claims service.

- (A) When a loss occurs your first duty is to take all immediate steps necessary to be sure that no further loss occurs. Proceed in a manner as if no insurance existed as far as preventing further damage is concerned.
- (B) Organize the details of the loss for reporting - time, date, location, type of loss, witnesses if any, phone numbers of people to contact on site and so on.
- (C) ~~Call your Property Manager so they can report the claim to us.~~ This will also allow your Property Manager to keep a record of all of the details on behalf of your Strata Corporation. **If you have an after hours emergency and for any reason cannot reach your Property Manager, please contact SCM Adjusters Canada Ltd. at 1-866-55-COAST (1 866 552 6278).**
- (D) Don't start any repairs of the **resultant damage** until you have directions on how to proceed. If you do start repairs without that prior approval the Insurers could deny your claim. The insurer has a legal right to view damage before repairs are started.
- (E) If the damage happens to be caused by toilet tank rupture, be sure and save the tank. There is a possibility that it's one of the many faulty tanks that were manufactured and your Insurer may be able to recover for you - including your deductible.

If a third party suffers a bodily injury or damage to their property, this may become a liability claim. Please report the details of the incident to your Property Manager, even if you don't think that the Strata is in any way responsible. Don't accept any responsibility to the claimant - that's for the Adjuster or the Courts to decide. If you receive a writ claiming for damages or compensation, please forward this to your Property Manager immediately.

If your Strata owns any "Contents" such as furniture, appliances, paintings, exercise equipment, tools or similar items, we suggest that you do an inventory of these items, take some pictures and keep these with any receipts that you have for these purchases. This will help you to prove your loss and it will speed up the settlement of your claim.

****DON'T LEAVE ITEMS IN YOUR VEHICLE TO BECOME TARGETS OF THEFT****



COASTAL INSURANCE SERVICES LTD.

Port Credit: Tel: 944-1706 Fax: 944-1734 - White Rock: Tel: 531-1020 Fax: 531-2051 - Toll Free: 1-800-563-3310
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