



**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN
LMS 4071, EUROPA, HELD ON THURSDAY, MARCH 29th, 2007, AT 7:00 P.M., IN THE
LOBBY, 63 KEEFER PLACE, VANCOUVER, B.C.**

In Attendance: Forty-two Strata Lot Owners represented in person.
 Six Strata Lots represented by Proxy.
 One Owner left the meeting before the transaction of business.
 Total Forty-seven.

Property Manager: Geraldine M. Svisdahl The Wynford Group
 Marc Rothberg The Wynford Group

Concierge / Translator Dominic Wong

1. CERTIFICATION OF PROXIES

The Property Manager advised that the Proxies were certified to be correct. As there was not a Quorum of Owners present in person or by Proxy, the meeting start time was delayed by one 1/2 hour, in accordance with the Strata Corporation Bylaws.

2. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 7:36 p.m.

Ms. Jeffries introduced members of the Council and the Property Management staff to those Owners present and asked every Owner to introduce themselves.

3. ELECTION OF CHAIRPERSON

This was not necessary as the Council President was in attendance and had taken the Chair.

4. PROOF OF NOTICE OF MEETING

The Property Manager confirmed that the Notice of the Annual General Meeting was mailed and / or hand delivered to all Owners of record on March 9th, 2007.

5. APPROVAL OF THE AGENDA

It was **MOVED** and **SECONDED** (Richards TH #7 / Tulev #2709) to approve the Agenda. **CARRIED UNANIMOUSLY.**

6. MINUTES OF PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Holtzman TH #11 / Lee #1509) to approve the Minutes of the Annual General Meeting held April 27th, 2006. **CARRIED UNANIMOUSLY.**

7. PRESIDENT'S REPORT

The President's Report was attached to the Notice of the Annual General Meeting.

The Council President spoke to her report. The highlights over the past year were:

- The commencement of small claims actions against the developer.
- Tendering the building deficiency repair work, which should start shortly.
- The preparation of a maintenance manual.

- The Strata Corporation has striven to protect the integrity of the building and the amenities, and to foster a sense of community.
- Planned for 2007 are landscape improvements on the 5th floor.
- Owners were reminded that the Strata Corporation's Bylaws require all Residents to have insurance.
- The Strata Council welcomes input from Owners and encourages them to attend the Owners' Forum, immediately prior to Council meetings.

It was **MOVED** and **SECONDED** (Holtzman TH #11 / McLaughlin #2309) to accept the President's Report. **CARRIED UNANIMOUSLY.**

8. APPROVAL OF MAJORITY VOTE RESOLUTION #1

It was **MOVED** and **SECONDED** (Wright TH #3 / Langdon #2105) to approve Majority Vote Resolution #1.

WHEREAS at the Council meeting held on May 25th, 2006, Council passed the following amendment to the Rules;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to amend Rule I. "In-line Skates / Roller Blades", to read:

I. *IN-LINE SKATES / ROLLER BLADES*

- *"Residents are not permitted to wear inline skates or roller blades on interior common property."*

CARRIED UNANIMOUSLY.

9. APPROVAL OF 3/4 VOTE RESOLUTION #1

It was **MOVED** and **SECONDED** (Provinciano #810 / Dennison #708) to approve 3/4 Vote Resolution #1.

WHEREAS the Owners, Strata Plan LMS 4071, The Europa, wish to transfer any year-end operating surplus to the Contingency Reserve Fund or fund any unexpected deficit from the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to transfer any year-end operating surplus or deficit (fiscal year ending February 28th, 2007), to or from the Contingency Reserve Fund, as and when cash flow permits and Council deems appropriate.

CARRIED UNANIMOUSLY.

10. APPROVAL OF AUDIT

It was **MOVED** and **SECONDED** (Clark #2209 / Provinciano #810) to approve the audit for the fiscal year ended February 28th, 2006, as prepared by Schroeder & Associates, Chartered Accountants. **CARRIED UNANIMOUSLY.**

11. REPORT ON INSURANCE

The cover note for the Strata Corporation's insurance policy was included with the Notice of the Annual General Meeting. The Property Manager advised that the building is insured for \$32,123,800 and reminded the Owners that, in accordance with the Strata Corporation's Bylaws, all Residents are required to have insurance.

Discussion took place with respect to the \$50,000 water deductible and the Owners were advised that no insurance company will reduce this until such time as the Strata Corporation has had several years without major water losses.

12. 2007 / 2008 OPERATING BUDGET

It was **MOVED** and **SECONDED** (Dennison #708 / Pavlova #2607) to approve Budget Option A, in the amount of \$733,622.

The Budget was presented by the Council Treasurer, Tim Richards, who advised the difference between Budget A and Budget B, is that Budget A includes concierge / security coverage for 24 hours per day, 365 days per year and Budget B includes concierge coverage for 16 hours per day, 365 days per year.

Discussion ensued:

- Could we not adopt a Block Watch Program to look after things after the concierge staff has left? – This is not practical.
- Could we modify the elevators so that they only go to the floor on which a Resident resides? – This is prohibitively expensive.

The question was called and Budget A was **CARRIED. 25 in favour, 21 opposed, 1 abstention.**

13. APPROVAL OF 3/4 VOTE RESOLUTION #2

It was **MOVED** and **SECONDED** (Dennison #708 / McLaughlin #2309) to approve 3/4 Vote Resolution #2.

WHEREAS Section 171 of the *Strata Property Act of B.C.* states the Strata Corporation must pass a 3/4 Vote Resolution before it sues an Owner;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to authorize the Strata Council to sue any Owner for non-payment of Strata Fees including an application to the Supreme Court for an Order for Sale any time during the period immediately following the Annual General Meeting of March 29th, 2007, until the next Annual General Meeting without referring the matter to the Owners for a 3/4 Vote Resolution.

CARRIED UNANIMOUSLY.

The Property Manager advised that, at this point, another Owner had left the meeting, leaving a total number of votes at 46.

3/4 VOTE RESOLUTION #3

It was **MOVED** and **SECONDED** (Dennison / #708 / Richards TH#7) to approve 3/4 Vote Resolution #3.

WHEREAS the Strata Corporation wishes to replace the elevator pads;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to authorize an expenditure of up to \$1,500 from the Contingency Reserve Fund to purchase new vinyl elevator pads.

CARRIED. 42 in favour, 1 opposed, 3 abstentions.

3/4 VOTE RESOLUTION #4

It was **MOVED** and **SECONDED** (Travers #807 / Tulev #2709) to approve 3/4 Vote Resolution #4.

WHEREAS the Strata Corporation wishes to amend the Bylaws;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to amend Bylaw #6(4) to read:

6(4) *“An owner of an apartment Strata Lot who is considering installing any type of hard surface flooring must first obtain Council approval before proceeding with installation and must provide Council with specifications for installing the new flooring and, if it is laminate / hardwood, it must include an underlay with an FIIC rating of at least 55.”*

CARRIED UNANIMOUSLY.

3/4 VOTE RESOLUTION #5

It was **MOVED** and **SECONDED** (Pavan TH #9 / Jardey #709) to approve 3/4 Vote Resolution #5.

WHEREAS the Strata Corporation wishes to paint the townhouse fences and architectural wooden trellises;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to authorize an expenditure of up to \$9,500 to fund the painting, with these funds to be expensed from the Contingency Reserve Fund.

DEFEATED. 25 in favour, 16 opposed, 5 abstentions.

14. NEW BUSINESS

The following topics were discussed:

- It was suggested that a bench be installed outside the lobby doors, for people to sit on to put on their roller blades / in-line skates, etc.
- An Owner advised that the enterphone system on the P1 level and the lobby level does not always work. The Property Manager will follow up.
- The tree replacement - planned for the Spring.
- Could the emergency form be amended to include a line item, asking for Owners to provide information with respect to their insurance broker? – This is a very good idea.
- The Strata Corporation has advised the City of Vancouver that Europa is adamantly opposed to the Biomass plant, proposed for our neighbourhood.
- The “plugs” for the sprinkler system are on order.
- Can we change the move-in fee? – Yes, by amending the Bylaw.
- We will be calling a Special General Meeting shortly to vote on proposed Bylaw changes.

15. ELECTION OF OFFICERS

All Council members retired from office. A hearty vote of thanks was extended to all of last year's Council members and, in particular, retiring Council members Kirby Morrow, Sidney Dennison and Helen MacLaughlin.

Sidney Dennison and Helen MacLaughlin declined to accept a nomination.

The following Owners were nominated, accepted the nomination and were declared elected by acclamation:

Sandi Frank	#1902 (Non-Resident Owner)
Fern Jeffries	TH #2
Marcello Pavan	TH #9
John Tulev	#2709
Tim Richards	TH #7
Jim Clark	#2209
David Holtzman	TH #11

16. MEETING TERMINATION

There being no further business, the Annual General Meeting was terminated at 8:50 p.m.

Immediately following the Annual General Meeting, the Council met briefly to elect the following Council members to their respective positions, by acclamation:

President	Fern Jeffries
Vice-President	John Tulev
Treasurer	Tim Richards
Privacy Officer	David Holtzman
Secretary	Marcello Pavan

The Council agreed to meet on the fourth Thursday of each month.

The Council members were advised that they will receive their Agendas, via e-mail, on the Friday before the Council meeting.

The Minutes of the 2006 Annual General Meeting were signed, as was the Form I for Registration of the Bylaws.

There being no further business, the Council Meeting was terminated at 9:00 p.m.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO “STRATA PLAN LMS 4071” AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FRONT OF EACH OF YOUR CHEQUES.
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Do you have a question regarding payment of your account? If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation’s business. Replacement of either Minutes or Bylaws will be at the Owner’s expense and not the expense of the Strata Corporation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS “1” TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY
COUNCIL: _____

DATE: _____

(03/30/07)

(07-AGM-M.4071)