

March 25, 2008

All Owners of Strata Plan VR-1595  
985 West 10<sup>th</sup> Avenue  
Vancouver, BC

**\*\*PLEASE READ CAREFULLY\*\***

Dear Owner(s):

**RE: ANNUAL GENERAL MEETING**

Enclosed please find the Minutes of Annual General Meeting held Tuesday, March 11, 2008. The operating budget was approved with no increase in the monthly strata fees. We are pleased to offer two options for payment of your strata fees.

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) 267-6397

**A. STRATA FEE PAYMENT – BY PAC SYSTEM**  
*(Pre-authorized Withdrawal from your Account)*

**If you are already on the PAC System, DO NOT DO ANYTHING** as your strata fees will continue to be withdrawn automatically.

If you would like to go on the PAC System, please complete the attached form and return it to our office.

**B. STRATA FEE PAYMENT – BY POST DATED CHEQUES**

Please forward **post dated cheques** to our office, which are dated for the first day of each successive month.

Your cheques should be made payable to **'Strata Plan VR 1595'** and mailed to our office at #430-1200 West 73<sup>rd</sup>, Avenue, Vancouver, BC V6P 6G5. Please ensure that your unit number is clearly marked in the "memo" section of your cheques.

If you have any questions, please contact the accounting department at (604) 267-6399.

Yours truly,  
**YORK WEST ASSET MANAGEMENT GROUP (BC) INC.**

*Dali Janic*  
Dali Janic,  
Strata Property Manager  
On behalf of the Strata Council for  
Monte Carlo VR 1595

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

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**HELD:** Tuesday, March 11, 2008 at 7:00pm at #101-985 West Broadway, Vancouver, BC.

**PRESENT:** Seven (7) 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 7:10 pm, at which time six (6) owners were present in person and one (1) owner by proxy. 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 February 8, 2008, as proper notice for the March 11, 2008 Annual General Meeting. 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 where elected, it was **moved** and **seconded** to adopt the Minutes of the Annual General Meeting dated February 28<sup>th</sup>, 2006 as amended. A vote was taken, resulting in all owners being in favour of the motion.

**MOTION CARRIED**

## **INSURANCE CERTIFICATE**

The management company advised that a copy of the current insurance certificate was included with the Annual General Meeting package and that the building is insured to its appraised value, which is annually updated. The owners were advised to ensure that they had personal coverage for personal liability and all in-suite improvements and betterments and that the buildings were insured to the standard of the original construction.

The property manager has consulted with the insurance company and they have confirmed that the insurance coverage is to the standard of the original construction not withstanding the purchase date. Therefore it is important for all current owners to be certain that all betterments and improvements, no matter when they were completed or who completed them, are covered under their own policy.

**MOTION CARRIED**

## **PRESIDENT'S REPORT**

The Owner thanked the Strata Council for all their time and effort over the last year. The Strata Council thanked the Property Manager, Dali Janic for all her assistance, due diligence and hard work over the last year.

## **RESOLUTION 'A'**

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 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.*

It was moved by (103) and seconded by (304) to approve Resolution 'A' (the proposed budget) as presented. A vote was taken, resulting in all owners being in favour of Resolution 'A'.

**MOTION CARRIED**

#### **NEW BUSINESS**

There was a general discussion regarding various issues including:

- 1) **Garage Gate:** Due to the garage brake-in, a suggestion was made that garage company install Lexan on the gate to increase gate security. Overhead Door provided a quote of \$2,000. After discussion it was decided for the Agent to obtain more quotes.
- 2) **Garage Leaks:** After a short discussion it was moved (#103) and seconded (#304) to appoint the engineer from *McArthur Vantell Ltd.* to provide report on building envelope maintenance

**MOTION CARRIED**

- 3) **Elevator Shaft:** It was reported that the water is leaking into the elevator shaft. Quote was provided and approved, this repair will be done by ElSCO Construction Ltd. ElSCO will clean and waterproof the elevator and will provide a 2-year warranty.

#### **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:

Deborah Diego	#104
Brad Curran	#103
Chris Toombs	#304
Michael Dill	#203

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>
Michael Dill	#203	<i>Vice President</i>
Brad Curran	#103	<i>Treasurer</i>
Deborah Diego	#104	<i>Secretary</i>

As there was no further business to discuss, the meeting was adjourned at 8:00 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.*

**STRATA PLAN, VR-1595, 'Monte Carlo'**  
**FOR THE FISCAL YEAR**  
**ENDING January 31, 2008**

	ACTUAL	APPROVED		APPROVED
	YEAR TO DATE	BUDGET		BUDGET
	DECEMBER	FEB. 07- JAN. 08		FEB. 08- JAN. 09
<b>REVENUE</b>				
Strata Fees	\$52,719.15	\$57,512.00		\$57,512.00
Prior years surplus(loss)	-1,647.77	(\$1,648.00)		\$6,000.00
Misc Revenue	3.26	\$0.00		\$0.00
Interest	161.36	\$0.00		\$0.00
<b>Total Revenue</b>	<b>\$51,236.00</b>	<b>\$55,864.00</b>		<b>\$63,512.00</b>
<b>EXPENSES</b>				
<b>OPERATING EXPENSES:</b>				
Appraisals	\$556.50	700.00		700.00
Bank Charges	126.80	150.00		150.00
Contingency Contributions	4,950.00	5,400.00		5,500.00
Insurance	3,634.35	4,000.00		4,171.00
Management Fees	6,405.58	7,062.00		7,497.00
Administration	753.15	750.00		800.00
<b>TOTAL</b>	<b>\$16,426.38</b>	<b>\$18,062.00</b>		<b>\$18,818.00</b>
<b>UTILITIES:</b>				
Water & Sewer	\$3,037.92	\$3,000.00		\$3,500.00
Electricity & Gas	10,274.30	12,302.00		12,500.00
Waste Removal	1,190.29	1,600.00		1,800.00
<b>TOTAL</b>	<b>\$14,502.51</b>	<b>\$16,902.00</b>		<b>\$17,800.00</b>
<b>REPAIRS AND MAINTENANCE:</b>				
Janitorial	3,253.95	\$4,200.00		\$4,500.00
Fire Protection Services	1,117.74	1,000.00		1,300.00
Landscaping	1,584.95	1,750.00		1,829.00
R & M Building	2,569.87	10,000.00		10,000.00
R&M Elevator	2,545.43	3,350.00		3,350.00
Supplies General	178.88	100.00		250.00
Snow Removal	0.00	500.00		500.00
Sundry and Misc.	0.00	0.00		165.00
<b>TOTAL</b>	<b>\$11,250.82</b>	<b>\$20,900.00</b>		<b>\$21,894.00</b>
Building Improvements				\$5,000.00
<b>TOTAL EXPENSES</b>	<b>\$42,179.71</b>	<b>\$55,864.00</b>		<b>\$63,512.00</b>
<b>Surplus (Deficit)</b>	<b>\$9,056.29</b>	<b>\$0.00</b>		<b>\$0.00</b>

**STRATA PLAN VR-1595****Strata Fee Schedule****For the 2008-2009 Fiscal Year, NO CHANGE**

<b>UNIT #</b>	<b>UNIT ENTITLEMENT</b>	<b>STRATA FEES Feb 2008 - Jan 2009</b>
101	581	\$301.06
102	581	301.06
103	583	302.10
104	563	291.74
201	581	301.06
202	581	301.06
203	583	302.10
204	563	291.74
301	581	301.06
302	581	301.06
303	583	302.10
304	563	291.74
401	581	301.06
402	581	301.06
403	600	310.91
404	563	291.74
9249		\$4,792.65

# PRE-AUTHORIZED PAYMENT APPLICATION

**York West Asset Management Group (BC) Inc.**

# 430 - 1200 West 73<sup>rd</sup> Avenue, Vancouver, BC V6P 6G5

## Identification

Name of Owner \_\_\_\_\_

Building Name \_\_\_\_\_ Strata Plan # \_\_\_\_\_

Building Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Unit # \_\_\_\_\_ Strata Lot # \_\_\_\_\_

## **P.A.P. Start Date** \_\_\_\_\_

*Disclosure: P.A.P. is submitted to the Agent's bank on or before the 25<sup>th</sup> day of each month. If this application is received after the 20<sup>th</sup> of the preceding month, the P.A.P. withdrawal will be made on the first day of the subsequent month retroactive to the start date above.*

## AMOUNT AUTHORIZED

Monthly Maintenance Fee \_\_\_\_\_

Additional Parking \_\_\_\_\_

TOTAL \_\_\_\_\_

*Note: Annual increases in maintenance fees and/or parking are deemed authorized when this application is submitted.*

The undersigned hereby authorize YORK WEST ASSET MANAGEMENT GROUP (BC) INC., as Agents for the Owners to withdraw the listed monthly amounts due from the identified bank accounts.

## ALL SIGNATURES

Of the depositor as shown on drawee records \_\_\_\_\_

Date Submitted \_\_\_\_\_

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PLEASE ATTACH A VOID CHEQUE TO THIS APPLICATION

Date Received \_\_\_\_\_