

**MINUTES OF THE SPECIAL GENERAL MEETING
VR 636 – WILLOW CASTLE
MONDAY FEBRUARY 6, 2006
7:00 p.m. at 846 West 7th Avenue,
Vancouver, B.C.**

FILE COPY

OWNERS IN ATTENDANCE

The following owners were represented at the meeting in person or by proxy (P) or Power of Attorney (PA).

S. Kelley (838), S. Soux (840 PA), C. Wong (842 P), P. Rosenau (844 P), A. Lalic (846) and P. Bax (848).

Jim Olson of Carriage Management Inc.

CALLING OF THE ROLL/CERTIFICATION OF PROXIES

Prior to the commencement of the meeting it was determined that of the Owners eligible to vote Three (3) were in attendance in person and Three (3) by proxy & power of attorney for a total of Six (6) Owners represented. As this exceeded the required quorum the meeting was declared competent to proceed with business.

PROOF OF NOTICE

The Property Manager confirmed that proper notice had been distributed to Owners within the Strata Plan in accordance with the Strata Property Act and the Bylaws as evidenced by the attendance.

CALL TO ORDER

The Strata Council President, Ms. Ana Lalic called the meeting to order at 7:00 P.M. She welcomed all Owners to the meeting.

APPROVAL OF AGENDA

It was

Moved and Seconded (846/838))

That Approval of the Agenda be added to the Agenda as item 3A and that the Agenda then be approved.

CARRIED

PURPOSE OF MEETING

The owners were informed that the purpose of the meeting was to consider four $\frac{3}{4}$ vote resolutions regarding replacing the upper roofs, re-doing the deck roof of unit 840, repaying 2 owners and cleaning & resealing the brickwork.

NEW BUSINESS

The owners considered the following four $\frac{3}{4}$ Vote Resolution:

1. $\frac{3}{4}$ Vote Resolution – Upper Roof Project

MOVED and SECONDED (846/838)

That whereas the Upper Roofs at VR636 require replacement,

Be it resolved as a $\frac{3}{4}$ Vote Resolution that the Owners approve that the duly elected Strata Council for VR636 be authorized to expend funds of approximately \$38,000.00 to cover the costs of re-roofing the Upper Roofs. And further that the costs for this expenditure be funded \$10,800.00 from the Contingency Reserve Fund and \$27,200.00 by way of a Special Levy of \$27,200.00 payable by all Owners on a Unit Entitlement basis, due on February 6, 2006 and payable by way of three (3) equal installments on May 1, 2006, June 1, 2006 and July 1, 2006. The MOTION was AMENDED (846/838)

That an independent roofing inspector not be engaged (a cost savings of approx \$2000)

CARRIED (unanimously)

Thereupon the MAIN MOTION as AMENDED was voted on and

CARRIED (unanimously)

2. $\frac{3}{4}$ Vote Resolution – Deck Roof Unit 840

MOVED and SECONDED (848/838)

That whereas the deck roof and deck roof wall of unit 840 at VR636 require replacement,

Be it resolved as a $\frac{3}{4}$ Vote resolution that the Owners approve that the duly elected Strata Council for VR636 be authorized to expend funds of approximately \$13,000.00 to cover the costs of re-roofing the deck roof and repairing the deck roof wall of unit 840. And further that the costs for this expenditure be funded by way of a Special Levy of \$13,000.00 payable by all Owners on a Unit Entitlement basis, due on February 6, 2006 and payable by way of three (3) equal installments on May 1, 2006, June 1, 2006 and July 1, 2006.

CARRIED (unanimously)

3. $\frac{3}{4}$ Vote Resolution – Repayment of the Owners of 842 & 844

MOVED and SECONDED (840/848)

That whereas the Owners of units 842 and 844 are owed approximately \$10,000.00 in total from a prior deck roof replacement, Be it resolved as a $\frac{3}{4}$ Vote Resolution that the Owners approve that the duly elected Strata Council for VR636 be authorized to expend funds of approximately \$10,000.00 in total to cover the costs of repaying the funds owed to the owners of units 842 and 844 relating to a prior deck roof replacement. And further that the costs for this expenditure be funded by way of a Special Levy of \$10,000.00 payable by all Owners on a Unit Entitlement basis, due on February 6, 2006 and payable by way of three (3) equal installments on May 1, 2006, June 1, 2006 and July 1, 2006.

The MOTION was then AMENDED (848/846)

To add: that whereas it is apparent that the actual amount owing to the two owners may be less than \$10,000.00, it is agreed to reduce the amount to be paid to the two owners to the actual amounts owing and the amount of the Special Levy reduced accordingly.

CARRIED (unanimously)

Thereupon the Main Motion as Amended was Voted on and

CARRIED (unanimously)

4. $\frac{3}{4}$ VOTE RESOLUTION - Cleaning and Re-Sealing Brickwork

MOVED and SECONDED (846/844)

That whereas the brickwork at VR636 requires cleaning and re-sealing,

Be it resolved as a $\frac{3}{4}$ vote resolution that the Owners approve that the duly elected Strata Council for VR636 be authorized to expend funds of approximately \$7,000.00 to cover the costs of cleaning and re-sealing the brickwork at VR636. And further that the costs for this expenditure be funded by way of a Special Levy of \$7,000.00 payable by all Owners on a Unit Entitlement basis, due on February 6, 2006 and payable by way of One (1) installment on September 1, 2006.

The Motion was then Amended (840/838)

To delete reference to cleaning & re-sealing brickwork and to add: all flashing not being replaced under the upper roofing contract to a maximum cost of \$7,000.00

CARRIED (unanimously)

Note: As this is considered a substantial change to the ¾ Vote Resolution and as all owners were present or represented, it was MOVED and SECONDED (840/844) To waive Notice with respect to the substantial change.

CARRIED (unanimously)

OTHER BUSINESS DISCUSSED

Light at Bottom of Steps: The light is not working. Mr. Soux volunteered to fix the light.

Timer for outside lights: Mr. Soux also volunteered to check & reset the timer for the outside lights.

Janitorial: A brief discussion was heard regarding the janitors duties. Tabled to the next meeting.

Garbage Collection: A brief discussion was heard regarding the garbage collection. The property manager reported that he is awaiting return of his telephone calls from the property manager of the neighbouring apartment complex (Willow Reach located behind Willow Castle) to see if they will allow the strata to use their dumpster.

TERMINATION

There being no further business to transact the meeting terminated at 8:37 P.M.

NEXT MEETINGS

The next meetings are scheduled for June 14, 2006 (AGM), September 27, 2006 and November 22, 2006 at unit 846.

Owners are strongly encouraged to file these minutes for future reference since it is now mandatory to provide prospective Owners with 24 months' worth of Strata Council Meeting Minutes & General Meeting Minutes and obtaining extra copies of same is considered to be at the Owners' expense rather than a Strata expense.

Jim Olson

Property Manager

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