

## NOTICE OF ANNUAL GENERAL MEETING STRATA PLAN LMS 1978

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**DATE:** November 6, 2007

**TO:** THE OWNERS, STRATA PLAN LMS 1978

**FROM:** WARRINGTON PCI MANAGEMENT  
Edward Jang, SENIOR PROPERTY MANAGER

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**PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF STRATA PLAN LMS 1978 (Riverside Gardens) WILL BE HELD AS FOLLOWS:**

**DATE:** Monday, November 26, 2007

**TIME:**      **Registration:**      6:15 pm  
                 **Meeting:**                7:00 pm

**LOCATION:** Fraserview Golf Course, 7800 Vivian Drive, Vancouver.

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The Agenda for the Meeting and supporting documents are enclosed with this Notice. Please read this material prior to the Meeting and bring it with you for reference. It is important that strata lot owners attend, because the business discussed is to be decided by the owners.

**PURPOSE:** To approve a 2007/2008 fiscal operating budget (year-end Oct 31); and elect a strata council. Nominations for Council may be made by any eligible voter.

**QUORUM:** In order to conduct the business of the AGM, at least one-third of the persons entitled to vote must be present in person or by proxy. If you are unable to attend, **please complete a PROXY form (attached) and forward it to a neighbour or friend.**

- VOTING:** *Owners are encouraged to settle their account, if outstanding, prior to the Annual General Meeting. If you require the status of your account, please call the Accountant at Warrington PCI Management (604) 602-1887.*
- BUDGET:** In order to pass, a budget must be approved by simple majority (51%) of all persons entitled to vote who are present (either in person or by proxy).
- SPECIAL RESOLUTIONS:** In order to pass, a special resolution must be approved by 75% of all persons entitled to vote who are present (either in person or by proxy).
- PROXY:** A form used to acknowledge attendance and register a vote (if unable to attend) as registered owner of a strata lot. A proxy shall be in writing and signed by the appointer or his attorney, and may be either general or for a particular meeting. A spouse not registered on title must submit a proxy to vote. Each strata lot is entitled to one vote.

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## **STRATA PLAN LMS 1978 AGENDA**

1. Registration at 6:30 PM
2. Call to Order
3. Determine Quorum
4. Determine Chair of Meeting
5. Calling the Roll, Certifying Proxies and Issue Voting Cards
6. Proof of Notice of Meeting
7. Approval of Agenda
8. Approval of the last AGM minutes – November 30, 2006
9. Business Arising:
  - 9.1 Insurance Review (See Attached)
  - 9.2 Presidents Report
  - 9.3 Treasurers Report
  - 9.4 Budget
  - 9.5  $\frac{3}{4}$  Special Resolution 2007-A (Bylaw Amendment)  
2007-B (Bylaw Amendment)
10. New Business
11. Council Election
12. Adjournment



## RESIDENTIAL STRATA PROGRAM Certificate of Insurance

**Name of Insured & Mailing Address:**

The Owners of Strata Plan LMS1978  
c/o Warrington PCI Management  
1700-1030 West Georgia Street  
Vancouver, BC V6E 2Y3

**Name of Broker & Mailing Address:**

CMW Insurance Services Ltd.  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6

**Location of Risk:** 2711 - 2713 - 2723 - 2727 & 2733 East Kent Avenue, North Vancouver, BC V5S 3T9  
2728 Chandlery Place, North Vancouver, BC V5S 4S6

**Period of Insurance:** June 21, 2007 to June 21, 2008  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:** \$20,466.

*Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.*

**A. PROPERTY**

Master Policy No. CDN 1932  
Insurance Company:  
Waiver of Subrogation:

Premium (Section A): \$18,816.  
Certificate No. RCP01026  
As per Schedule of Subscribing Insurers attached  
The Insurers rights of subrogation are waived against  
Warrington PCI Management

Section	Sum Insured	Description of Coverages
A1	\$13,440,000.	Property of Every Description
A1	Not Covered	Business Interruption – 12 Months Indemnity
A2	Insured	Blanket Glass

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.  
Basis of Loss Settlement – Replacement Cost including By-Laws.  
Guaranteed Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 10% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$1,000. except: Water Damage \$5,000.; Sewer Back-up \$5,000.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$1,000.

**Loss Payable:**

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN 1932 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Fifty Million Dollars (\$50,000,000.) in any one loss or occurrence.

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**B. BOILER & MACHINERY**

Master Policy No. CDN 1932BM  
Insurance Company:

Deductible (Section B):  
Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$150.

Certificate No. RCP01026BM  
Commonwealth Insurance Company  
1500-595 Burrard Street, Box 49115, Bentall Tower III,  
Vancouver, BC V7X 1G4  
\$500.

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)  
The Insurers rights of subrogation are waived against  
Warrington PCI Management

Section	Limits of Liability	Description of Coverages
B	\$13,440,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$50,000. Extra Expense

**C. LIABILITY PROTECTION**

Master Policy No. CMWLIA03/06  
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$670.

Certificate No. CMW C2101  
St. Paul Fire & Marine Insurance Company  
2500-650 West Georgia Street, PO Box 11542,  
Vancouver, BC V6B 4N7

\$1,000. Bodily Injury and Property Damage Each Event  
\$10,000. Limited Pollution Liability  
Warrington PCI Management  
for their management of Strata Plan LMS1978.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	General Total Limit
C	\$10,000,000.	Aggregate, General Total Limit
C	\$10,000,000.	Non-Owned Automobile Liability
C	\$10,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$10,000,000.	Products and Completed Work Total Limit
C	\$10,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$10,000,000.	Personal Injury Liability Limit
C	\$10,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$50,000.	Volunteer Accident Principal Sum (2/3 Weekly Gross Wages subject to maximum of \$500)
C	\$300,000.	Employee Benefits – Total Limit
C	\$300,000.	Employee Benefits – Each Wrongful Act Limit

**D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987 (Section D1):  
Master Policy No. 501148986 (Section D2):  
Insurance Company:

Deductible (Section D1):  
Deductible (Section D2):  
Name of Insured (Section D2):

Premium (Section D): \$550.  
Certificate No. CMW D1129  
Certificate No. CMW E1129  
ING Insurance Company of Canada  
400-2955 Virtual Way, Vancouver, BC V5M 4X6  
Nil  
\$1,000.  
Warrington PCI Management

Section	Limits of Liability	Description of Coverages
D1	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	Not Covered	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	Not Covered	Discrimination Defense Costs - Annual Aggregate
D2	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

**E. CRIME PROTECTION**

Master Policy No. CMWLIA03/06  
Insurance Company:

Deductible (Section E):

Premium (Section E): \$280.  
Certificate No. CMW C2101  
St. Paul Fire & Marine Insurance Company  
2500-650 West Georgia Street, PO Box 11542,  
Vancouver, BC V6B 4N7  
\$500.

Section	Limit of Liability	Description of Coverages
E	\$5,000.	Broad Form Money and Securities
E	\$25,000.	Employee Dishonesty Coverage - Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1932, CDN1932BM, CMWLIA03/06, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

**SUBSCRIBING INSURERS****Section A. PROPERTY**

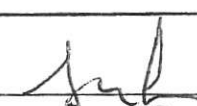
Master Policy No. CDN 1932      Certificate No. RCP01026

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers	Section	Interest	Premium
Commonwealth Insurance Company	A1	50%	\$9,408.
St. Paul Fire & Marine Insurance Company	A1	50%	\$9,408.
St. Paul Fire & Marine Insurance Company	A2	100%	<u>Included</u> \$18,816.

June 19, 2007

E&OE/ LMS1978/GOR/LR/RevSept1806

  
**CMW Insurance Services Ltd.**  
(Authorized Representative)

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For period ending September 30, 2007  
Divisions: Riverside Gardens

Current Month Actual	Current Month Budget	Current Month Variance		Year to Date Actual	Year to Date Budget	Year to Date Variance
35.00	0.00	35.00	Operating Fund Revenues			
14,115.38	14,115.33	0.05	Parking Revenue	350.00	0.00	350.00
98.08	41.67	56.41	Residential Strata Fees	155,269.18	155,268.63	0.55
			Interest Income	559.96	458.37	101.59
14,248.46	14,157.00	91.46	Total Operating Fund Revenues	156,179.14	155,727.00	452.14
17.28	16.67	0.61	Operating Fund Expenses			
40.10	166.67	(126.57)	Bank Charges	181.68	183.37	(1.69)
0.00	0.00	0.00	Alarms	5,132.99	1,833.37	3,299.62
3,099.14	1,500.00	1,599.14	Accounting Fees	0.00	1,350.00	(1,350.00)
0.00	266.67	(266.67)	Ground Maintenance	13,528.63	16,500.00	(2,971.37)
0.00	25.00	(25.00)	Ground Improvement	0.00	2,933.37	(2,933.37)
1,541.95	833.33	708.62	Snow Removal	1,823.00	275.00	1,548.00
708.09	1,583.33	(875.24)	Electricity	10,150.32	9,166.63	983.69
685.00	750.00	(65.00)	Gas	18,651.80	17,416.63	1,235.17
1,283.00	1,283.00	0.00	Janitorial	9,048.50	8,250.00	798.50
94.87	91.67	3.20	Management Fees	14,113.00	14,113.00	0.00
5,155.72	2,566.17	2,589.55	Pest Control	1,002.76	1,008.37	(5.61)
259.50	350.00	(90.50)	Repair & Maint. - Common	35,821.17	28,227.87	7,593.30
123.13	208.33	(85.20)	Scavenging/Recycling	6,345.27	3,850.00	2,495.27
51.67	116.67	(65.00)	Office Expense	1,580.36	2,291.63	(711.27)
3,026.23	1,250.00	1,776.23	Telephone/Pager	977.79	1,283.37	(305.58)
1,705.50	1,750.00	(44.50)	Sewer & Water	12,592.69	13,750.00	(1,157.31)
			Insurance	19,508.50	19,250.00	258.50
17,791.18	12,757.51	5,033.67	Total Operating Fund Expenses	150,458.46	141,682.61	8,775.85
(3,542.72)	1,399.49	(4,942.21)	Operating Fund Before Other	5,720.68	14,044.39	(8,323.71)
1,287.00	1,287.00	0.00	Other Expenses			
			Tsf to (from) contingency Reserve	14,157.00	14,157.00	0.00
1,287.00	1,287.00	0.00	Total Other Expenses	14,157.00	14,157.00	0.00

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For period ending September 30, 2007  
Divisions: Riverside Gardens

Current Month Actual	Current Month Budget	Current Month Variance		Year to Date Actual	Year to Date Budget	Year to Date Variance
(4,829.72)	112.49	(4,942.21)	Operating Surplus (Deficit)	(8,436.32)	(112.61)	(8,323.71)

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End of Financial Statement

0208 Strata Plan LMS 1978 (Riverside Gardens)  
 Period Ending 09/30/2007  
 Total Company Budget Code: OR  
 Balance Sheet

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Description	Current Month	Year to Date
-----		
ASSETS		
Current Assets		
HSBC Strata Trust	(8,445.76)	5,281.74
HSBC Trust Savings	9,671.25	81,585.30
Petty Cash	0.00	500.00
Accounts Receivable - Owners	386.74	1,250.33
Prepaid Insurance	(1,705.50)	15,349.50
Equipment	(9,083.64)	0.00
Accum. Dep'n Equipment	9,083.64	0.00
	-----	-----
Current Assets	(93.27)	103,966.87
	-----	-----
TOTAL ASSETS	(93.27)	103,966.87
	-----	-----
LIABILITIES AND OWNERS FUNDS		
LIABILITIES		
Current Liabilities		
Accounts Payable - Suppliers	3,654.28	14,760.09
Accounts Payable - Other	(442.20)	1,057.80
	-----	-----
Current Liabilities	3,212.08	15,817.89
	-----	-----
TOTAL LIABILITIES	3,212.08	15,817.89
	-----	-----
OWNERS FUNDS		
Operating Fund, current year	(4,829.72)	(8,436.32)
Capital, Closing Balance	0.00	106.88
CRF, Closing Balance	1,524.37	96,478.42
	-----	-----
TOTAL OWNERS FUNDS	(3,305.35)	88,148.98
	-----	-----
TOTAL LIABILITIES & FUNDS	(93.27)	103,966.87
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End of Financial Statement

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0208 Strata Plan LMS 1978 (Riverside Gardens)  
Period Ending 09/30/2007  
Total Company Budget Code: OR  
Balance Sheet - Schedule

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Description	Current Month	Year to Date
Capital Fund		
Capital Contributions	0.00	50,000.04
Capital Contract	0.00	(49,893.16)
Capital, Closing Balance	0.00	106.88
Contingency Reserve Fund		
CRF, Opening Balance	0.00	79,272.50
CRF, Contributions	1,287.00	14,157.00
CRF, Interest	237.37	3,048.92
CRF, Closing Balance	1,524.37	96,478.42

End of Financial Statement

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**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)**  
**OPERATING FUND BUDGET**  
**FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

REF		OCT 31/06 ACTUAL	OCT 31/07 BUDGET	OCT 31/07 PROJECTION	OCT 31/08 BUDGET
<b><u>OPERATING FUND REVENUES</u></b>					
3550	Strata Fees	\$161,765	\$169,384	\$169,385	\$177,853
3550.2	Special Levy	\$50,001		\$385	
3506	Interest	\$510	\$500	\$554	\$500
3608	Miscellaneous	\$125		\$0	
3557	Operating Fund Surplus-Prior Period	\$171	\$0	\$0	\$0
	<b>TOTAL OPERATING FUND REVENUES</b>	<b>\$212,572</b>	<b>\$169,884</b>	<b>\$170,324</b>	<b>\$178,353</b>
<b><u>OPERATING FUND EXPENSES</u></b>					
6005	Bank Charges	\$206	\$200	\$196	\$200
6007	Management Fee	\$15,348	\$15,396	\$15,396	\$15,396
6009	Office	\$1,679	\$2,500	\$1,749	\$2,000
6015	Enterphone	\$1,382	\$1,400	\$1,126	\$1,200
6105	Alarms/Inspection	\$4,025	\$2,000	\$5,093	\$3,000
6203	Gas	\$19,359	\$19,000	\$19,744	\$19,000
6204	Electricity	\$11,136	\$10,000	\$10,208	\$10,000
6208	Water & Sewer	\$12,612	\$15,000	\$12,666	\$14,000
6302	Supplies	\$0	\$500	\$0	\$0
6304	Janitorial	\$9,409	\$8,500	\$9,734	\$9,500
6306	Waste Removal	\$3,837	\$4,200	\$6,606	\$6,200
6410	Pest Control	\$996	\$1,100	\$1,098	\$1,100
6411	Grounds Maintenance	\$15,906	\$18,000	\$13,429	\$21,600
6411.1	Grounds Maintenance-Extra's		\$3,200	\$0	\$1,800
6412	Snow Removal		\$300	\$1,823	\$300
6450	Repairs & Maintenance	\$28,775	\$30,794	\$36,798	\$35,263
6608	Insurance	\$21,256	\$21,000	\$21,214	\$21,000
6609.2	Audit	\$1,495	\$1,350	\$1,350	\$1,350
	<b>TOTAL OPERATING FUND EXPENSES</b>	<b>\$147,421</b>	<b>\$154,440</b>	<b>\$158,231</b>	<b>\$162,909</b>
	<b>NET BEFORE OTHER FUNDS</b>	<b>\$65,151</b>	<b>\$15,444</b>	<b>\$12,093</b>	<b>\$15,444</b>
6460	Contingency Reserve Fund Transfer	\$14,706	\$15,444	\$15,444	\$15,444
6460.1	Special Levy	\$50,000		\$0	
	<b>TOTAL OTHER FUNDS</b>	<b>\$64,706</b>	<b>\$15,444</b>	<b>\$15,444</b>	<b>\$15,444</b>
	<b>OPERATING FUND SURPLUS (LOSS)</b>	<b>\$444</b>	<b>\$0</b>	<b>(\$3,351)</b>	<b>\$0</b>
<b>TRANSFER PROJECTED OPERATING FUND DEFICIT TO CRF</b>		<b>(\$444)</b>	<b>\$0</b>	<b>\$3,351</b>	<b>\$0</b>
<b>OPERATING FUND - END OF PERIOD</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>PROJECTED INCREASE IN STRATA FEES</b>					<b>5.00%</b>

**SCHEDULE B**

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)**  
**STRATA FEE SCHEDULE**  
**FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

<b>S/L &amp; UNIT</b>	<b>U/E</b>	<b>MONTHLY OPERATING FUND</b>	<b>MONTHLY CONTINGENCY FUND</b>	<b>TOTAL MONTHLY STRATA FEES</b>	<b>S/L &amp; UNIT</b>
1	830	\$ 136.97	\$ 13.03	\$ 150.00	1
2	785	\$ 129.55	\$ 12.32	\$ 141.87	2
3	970	\$ 160.08	\$ 15.22	\$ 175.30	3
4	1,001	\$ 165.19	\$ 15.71	\$ 180.90	4
5	1,145	\$ 188.96	\$ 17.97	\$ 206.93	5
6	960	\$ 158.43	\$ 15.07	\$ 173.50	6
7	1,145	\$ 188.96	\$ 17.97	\$ 206.93	7
8	1,001	\$ 165.19	\$ 15.71	\$ 180.90	8
9	1,145	\$ 188.96	\$ 17.97	\$ 206.93	9
10	994	\$ 164.04	\$ 15.60	\$ 179.64	10
11	1,145	\$ 188.96	\$ 17.97	\$ 206.93	11
12	826	\$ 136.31	\$ 12.96	\$ 149.27	12
13	785	\$ 129.55	\$ 12.32	\$ 141.87	13
14	970	\$ 160.08	\$ 15.22	\$ 175.30	14
15	1,001	\$ 165.19	\$ 15.71	\$ 180.90	15
16	1,145	\$ 188.96	\$ 17.97	\$ 206.93	16
17	960	\$ 158.43	\$ 15.07	\$ 173.50	17
18	1,145	\$ 188.96	\$ 17.97	\$ 206.93	18
19	1,001	\$ 165.19	\$ 15.71	\$ 180.90	19
20	1,145	\$ 188.96	\$ 17.97	\$ 206.93	20
21	994	\$ 164.04	\$ 15.60	\$ 179.64	21
22	1,145	\$ 188.96	\$ 17.97	\$ 206.93	22
23	1,258	\$ 207.61	\$ 19.74	\$ 227.35	23
24	1,258	\$ 207.61	\$ 19.74	\$ 227.35	24
25	1,258	\$ 207.61	\$ 19.74	\$ 227.35	25
26	1,258	\$ 207.61	\$ 19.74	\$ 227.35	26
27	1,258	\$ 207.61	\$ 19.74	\$ 227.35	27
28	1,258	\$ 207.61	\$ 19.74	\$ 227.35	28
29	1,258	\$ 207.61	\$ 19.74	\$ 227.35	29
30	1,258	\$ 207.61	\$ 19.74	\$ 227.35	30
31	1,258	\$ 207.61	\$ 19.74	\$ 227.35	31
32	1,258	\$ 207.61	\$ 19.74	\$ 227.35	32
33	1,186	\$ 195.73	\$ 18.61	\$ 214.34	33
34	1,186	\$ 195.73	\$ 18.61	\$ 214.34	34
35	1,186	\$ 195.73	\$ 18.61	\$ 214.34	35
36	1,186	\$ 195.73	\$ 18.61	\$ 214.34	36
37	1,186	\$ 195.73	\$ 18.61	\$ 214.34	37
38	1,186	\$ 195.73	\$ 18.61	\$ 214.34	38
39	1,186	\$ 195.73	\$ 18.61	\$ 214.34	39
40	1,186	\$ 195.73	\$ 18.61	\$ 214.34	40
41	1,256	\$ 207.28	\$ 19.71	\$ 226.99	41
42	1,176	\$ 194.07	\$ 18.46	\$ 212.53	42
43	1,189	\$ 196.22	\$ 18.66	\$ 214.88	43
44	1,263	\$ 208.43	\$ 19.82	\$ 228.25	44
45	1,189	\$ 196.22	\$ 18.66	\$ 214.88	45
46	1,189	\$ 196.22	\$ 18.66	\$ 214.88	46
47	1,263	\$ 208.43	\$ 19.82	\$ 228.25	47
48	1,189	\$ 196.22	\$ 18.66	\$ 214.88	48
49	1,189	\$ 196.22	\$ 18.66	\$ 214.88	49
50	1,263	\$ 208.43	\$ 19.82	\$ 228.25	50
51	1,189	\$ 196.22	\$ 18.66	\$ 214.88	51

**SCHEDULE B**

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)  
STRATA FEE SCHEDULE  
FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

S/L & UNIT	U/E	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	TOTAL MONTHLY STRATA FEES	S/L & UNIT
52	1,189	\$ 196.22	\$ 18.66	\$ 214.88	52
53	1,189	\$ 196.22	\$ 18.66	\$ 214.88	53
54	1,176	\$ 194.07	\$ 18.46	\$ 212.53	54
55	1,256	\$ 207.28	\$ 19.71	\$ 226.99	55
56	830	\$ 136.97	\$ 13.03	\$ 150.00	56
57	785	\$ 129.55	\$ 12.32	\$ 141.87	57
58	970	\$ 160.08	\$ 15.22	\$ 175.30	58
59	1,001	\$ 165.19	\$ 15.71	\$ 180.90	59
60	1,145	\$ 188.96	\$ 17.97	\$ 206.93	60
61	957	\$ 157.93	\$ 15.02	\$ 172.95	61
62	1,145	\$ 188.96	\$ 17.97	\$ 206.93	62
63	984	\$ 162.39	\$ 15.44	\$ 177.83	63
64	984	\$ 162.39	\$ 15.44	\$ 177.83	64
65	969	\$ 159.91	\$ 15.21	\$ 175.12	65
66	829	\$ 136.81	\$ 13.01	\$ 149.82	66
67	785	\$ 129.55	\$ 12.32	\$ 141.87	67
68	970	\$ 160.08	\$ 15.22	\$ 175.30	68
69	1,001	\$ 165.19	\$ 15.71	\$ 180.90	69
70	1,145	\$ 188.96	\$ 17.97	\$ 206.93	70
71	957	\$ 157.93	\$ 15.02	\$ 172.95	71
72	1,145	\$ 188.96	\$ 17.97	\$ 206.93	72
73	984	\$ 162.39	\$ 15.44	\$ 177.83	73
74	984	\$ 162.39	\$ 15.44	\$ 177.83	74
75	969	\$ 159.91	\$ 15.21	\$ 175.12	75

<b>MONTHLY TOTALS</b>	<u>\$ 13,534.11</u>	<u>\$ 1,287.01</u>	<u>\$ 14,821.12</u>
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X TWELVE	X TWELVE	X TWELVE
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<b>ANNUAL TOTALS</b>	<u><u>\$ 162,409.32</u></u>	<u><u>\$ 15,444.12</u></u>	<u><u>\$ 177,853.44</u></u>
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CONTROL T	<u>82,010</u>	<u>\$ 162,409</u>	<u>\$ 15,444</u>	<u>\$ 177,853</u>
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SCHEDULE D

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)  
CONTINGENCY RESERVE FUND  
FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

BEGINNING BALANCE - OCTOBER 31,1999	\$ 80,563
CONTRIBUTIONS DURING THE YEAR	\$ 10,290
INTEREST EARNED DURING THE YEAR	\$ 2,576
EXPENDITURES DURING THE YEAR	\$ (10,794)
TRANSFER OPERATING FUND SURPLUS	\$ 7,431
ENDING BALANCE, OCTOBER 31,2000	\$ 90,065
CONTRIBUTIONS DURING THE YEAR	\$ 12,547
INTEREST EARNED DURING THE YEAR	\$ 4,251
ENDING BALANCE, OCTOBER 31,2001	\$ 106,863
CONTRIBUTIONS DURING THE YEAR	\$ 12,547
INTEREST EARNED DURING THE YEAR	\$ 2,693
ENDING BALANCE, OCTOBER 31,2002	\$ 122,103
CONTRIBUTIONS DURING THE YEAR	\$ 12,500
INTEREST EARNED DURING THE YEAR	\$ 3,506
TRANSFER TO BLDG IMPROVEMENT FUND PER PREVIOUS AGM	\$ (49,000)
ENDING BALANCE, OCTOBER 31,2003	\$ 89,109
CONTRIBUTIONS DURING THE YEAR	\$ 13,512
INTEREST EARNED DURING THE YEAR	\$ 2,329
ENDING BALANCE, OCTOBER 31,2004	\$ 104,949
CONTRIBUTIONS DURING THE YEAR	\$ 13,717
INTEREST EARNED DURING THE YEAR	\$ 2,309
EXPENDITURES DURING THE YEAR	\$ (30,615)
ENDING BALANCE, OCTOBER 31,2005	\$ 90,361
OPERATING FUND LOSS FOR 2005	\$ (18,227)
OPERATING FUND LOSS FOR 2005-AUDIT ADJUSTMENTS	\$ (11,070)
CONTRIBUTIONS DURING THE YEAR	\$ 14,706
INTEREST EARNED DURING THE YEAR	\$ 3,058
ENDING BALANCE, OCTOBER 31,2006	\$ 78,828
OPERATING FUND SURPLUS FOR 2006	\$ 444
PROJECTED CONTRIBUTIONS DURING THE YEAR	\$ 14,157
PROJECTED INTEREST EARNED DURING THE YEAR	\$ 3,049
PROJECTED ENDING BALANCE, OCTOBER 31,2007	\$ 96,478
PROJECTED OPERATING FUND LOSS FOR 2007	\$ (8,436.32)
BUDGETED CONTRIBUTIONS DURING THE YEAR	\$ 15,444.00
BUDGETED INTEREST EARNED DURING THE YEAR	\$ 4,000.00
BUDGETED ENDING BALANCE, OCTOBER 31, 2008	\$ 107,486

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)  
BUILDING IMPROVEMENT FUND  
FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008

SCHEDULE H

**BUILDING IMPROVEMENT FUND**

ALLOCATION PER 1998 AGM	\$ 9,000.00
ALLOCATION PER 1999 AGM	\$ 15,000.00
ALLOCATION PER 2000 AGM	\$ 10,000.00
ALLOCATION PER 2001 AGM	\$ 15,000.00
ENDING BALANCE, OCTOBER 31, 2003	<u>\$ 49,000.00</u>
EXPENDITURES TO OCTOBER 31,2004	\$ (34,598.45)
ENDING BALANCE, OCTOBER 31, 2004	<u>\$ 14,401.55</u>
EXPENDITURES TO OCTOBER 31,2005	\$ (14,401.55)
ENDING BALANCE, OCTOBER 31, 2004	<u>\$ -</u>
SPECIAL LEVY	\$ 50,000.04
EXPENDITURES	\$ (38,060.72)
ENDING BALANCE, OCTOBER 31, 2006	<u>\$ 11,939.32</u>
EXPENDITURES	\$ (11,832.44)
ENDING BALANCE, OCTOBER 31, 2007	<u><u>\$ 106.88</u></u>



### **Special Resolution 2007-A**

“BE IT RESOLVED, THAT the Strata Corporation include the bylaws for Strata Plan LMS1978 as follows:

#### **Move in Bylaw**

A non-refundable assessment of \$100 will be levied to the owner of any unit on any move-in to defray the cost to the Strata Corporation, which includes, but not limited to, inspection of the common areas before and after moving and administration.

The moving party will be responsible for any damages to common area.

Carton boxes, cardboards and crates of alike used for the purpose of moving in must be discarded by the owner or resident. No such items should be left behind unattended or dumped into garbage bin or recycle bins. These bins are not designed to handle such big items.

### **Special Resolution 2007-B**

“BE IT RESOLVED, THAT the Strata Corporation include the bylaw for Strata Plan LMS1978 as follows:

#### **Payment of Strata Fees**

An owner must pay strata fees on or before the first day of each month to which the strata fees relate. A late payment of fifty (\$50.00) dollars per month will be assessed against the strata lot in arrears by more than 30 days and become part of the monthly assessment of that owner.

**MINUTES OF ANNUAL GENERAL MEETING**  
**STRATA PLAN LMS 1978 – RIVERSIDE GARDEN**

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**HELD:** On Monday, November 26, 2007 at 6:30 p.m. at the Fraserview Golf Course, 7800 Vivian Drive, Vancouver

**AGENT:** Edward Jang, Property Manager, Warrington PCI Management  
Choco Gonzales, Assistant Property Manager, Warrington PCI

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**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by the Council President, Sail Wyatt, who also chaired the meeting

**QUORUM/PROXIES**

Property manager reported 31 owner/proxies in attendance therefore a quorum.

**PROOF OF NOTICE**

It was moved and seconded that a notice dated November 7, 2007 was proper notice of the meeting. The motion was **carried** by a majority vote.

**APPROVAL OF AGENDA**

It was moved and seconded to approve the agenda of the meeting. The motion was **carried** by a majority vote.

**PREVIOUS MINUTES**

MOVED and SECONDED to approve the minutes of the last Annual General Meeting held on November 30, 2006 as circulated.

Motion Carried

**REPORT ON INSURANCE**

As required by the Strata Property Act, a copy of the current insurance was attached to the agenda of tonight's meeting. The property is insured at a replacement value of \$13,440,000.00 and includes earth quake coverage.

Property manager advises that the building insurance does not cover any upgrades to the strata lot such as hardwood floors or more elaborate appliances. Hardwood floor would be covered under the insurance of unit owners (contents insurance)

#### **PRESIDENT'S REPORT – Sail Wyatt**

The President, Sail Wyatt, explained to the owners that the year has been fairly uneventful. The most noticeable change has been new landscaping services. The Strata Council does on a daily basis, monthly basis and annual basis such as attend Council Meetings, make decisions related to repair and maintenance expenditures, continual review of the operating budget and preventative maintenance and long term planning. In addition, the duties of the various Maintenance Committees were discussed. The Maintenance Committees dedicate a lot of time throughout the year for security, maintenance and landscaping to which they are thanked.

The President thanked Council members for their work on Council and as committee members. He also thanked the members of the Maintenance Committee for their work assessing the maintenance requirements and prioritizing the work.

#### **TREASURER'S REPORT – Darren Morris**

The Treasurer reported on the fiscal year operating results. He told the owners that for the most part the expenses were on target. Mr. Morris reported the Contingency Reserve Fund is currently \$96,478.42

The Treasurer told the owners that a budget had been prepared for the next fiscal year with an increase of 5% for operating expenses. The increase in operating expenses is due to increases in Terasen Gas rates, repairs and maintenance and insurance. There is no increase of management fees from Warrington PCI Management.

#### **PROPOSED OPERATING BUDGET 2007 – 2008**

The Treasurer explained each expense category line by line.

The Treasurer made a motion to approve the proposed operating budget for the fiscal period of November 1, 2007 to October 31, 2008. The motion was seconded.

There being no further questions, the chair requested a show of voting cards in favour of the motion. The motion **carried** with a majority vote.

***All owners are advised that the new monthly strata fees will commence retroactive to November 1.***

## **SPECIAL RESOLUTION 2007-A**

"BE IT RESOLVED THAT the Strata Corporation include the bylaws for Strata Plan LMS1978 as follows:

### **Move in Bylaw**

A non-refundable assessment of \$100 will be levied to the owner of any unit on any move-in to defray the cost to the Strata Corporation, which includes, but not limited to, inspection of the common areas before and after moving and administration.

The moving party will be responsible for any damages to common area.

Carton boxes, cardboards and crates of alike used for the purpose of moving in must be discarded by the owner or resident. No such items should be left behind unattended or dumped into garbage bin or recycle bins. These bins are not designed to handle such big items

MOVED and SECONDED to approve Special Resolution 2007-A as presented.  
Motion Carried

## **Special Resolution 2007-B**

"BE IT RESOLVED THAT the Strata Corporation include the bylaw for Strata Plan LMS1978 as follows:

### **Payment of Strata Fees**

An owner must pay strata fees on or before the first day of each month to which the strata fees relate. A late payment of fifty (\$50.00) dollars per month will be assessed against the strata lot in arrears by more than 30 days and become part of the monthly assessment of that owner.

MOVED and SECONDED to approve Special Resolution 2007-B as presented.  
Motion Carried

## **NEW BUSINESS**

Owners are advised to inspect the exterior wall where the fireplace vents. If the exterior wall is black, then it is the owner's responsibility to have their fireplaces inspected and serviced (adjustment maybe required).

Owners are advised to contact the management company if maintenance is required such as doors not latching properly for security reasons.

## ELECTION OF COUNCIL

The Property Manager announced that, at this time the present Council must resign and a new Council elected until the next Annual General Meeting 2008.

The present council were thanked for their hard work throughout the past year.

The Chair requested nominations for Council:

The following were nominated and each had been seconded. The nominees accepted.

Darren Morris  
Leo Liu  
Sail Wyatt  
Felix Saldanha  
Aniz Jiwani  
Chris Seltenrich  
Mark #22  
Matt #2

Residents are reminded that they are not permitted to dispose furniture or large household items in the bins. Please cooperate to maintain an orderly waste management program.

All Owners are reminded that all issues other than emergency items must be reported in writing to Warrington PCI Management.

## ADJOURNMENT

The President thanked the owners for their attendance at this meeting. There being no further business, the meeting was adjourned at 8:35 p.m.

Edward Jang, Senior Property Manager  
Agent for Strata Plan LMS 1978

Warrington PCI Management, 1700 - 1030 W. Georgia Street  
Vancouver, B.C. V6E 2Y3  
Tel: (604) 602-1887, Fax: (604) 688-2328

SCHEDULE A

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)  
OPERATING FUND BUDGET  
FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008

REF		OCT 31/06 ACTUAL	OCT 31/07 BUDGET	OCT 31/07 PROJECTION	OCT 31/08 BUDGET
<u>OPERATING FUND REVENUES</u>					
3550	Strata Fees	\$161,765	\$169,384	\$169,385	\$177,853
3550.2	Special Levy	\$50,001		\$385	
3506	Interest	\$510	\$500	\$554	\$500
3608	Miscellaneous	\$125		\$0	
3557	Operating Fund Surplus-Prior Period	\$171	\$0	\$0	\$0
	TOTAL OPERATING FUND REVENUES	\$212,572	\$169,884	\$170,324	\$178,353
<u>OPERATING FUND EXPENSES</u>					
6005	Bank Charges	\$206	\$200	\$196	\$200
6007	Management Fee	\$15,348	\$15,396	\$15,396	\$15,396
6009	Office	\$1,679	\$2,500	\$1,749	\$2,000
6015	Enterphone	\$1,382	\$1,400	\$1,126	\$1,200
6105	Alarms/Inspection	\$4,025	\$2,000	\$5,093	\$3,000
6203	Gas	\$19,359	\$19,000	\$19,744	\$19,000
6204	Electricity	\$11,136	\$10,000	\$10,208	\$10,000
6208	Water & Sewer	\$12,612	\$15,000	\$12,666	\$14,000
6302	Supplies	\$0	\$500	\$0	\$0
6304	Janitorial	\$9,409	\$8,500	\$9,734	\$9,500
6306	Waste Removal	\$3,837	\$4,200	\$6,606	\$6,200
6410	Pest Control	\$996	\$1,100	\$1,098	\$1,100
6411	Grounds Maintenance	\$15,906	\$18,000	\$13,429	\$21,600
6411.1	Grounds Maintenance-Extra's		\$3,200	\$0	\$1,800
6412	Snow Removal		\$300	\$1,823	\$300
6450	Repairs & Maintenance	\$28,775	\$30,794	\$36,798	\$35,263
6608	Insurance	\$21,256	\$21,000	\$21,214	\$21,000
6609.2	Audit	\$1,495	\$1,350	\$1,350	\$1,350
	TOTAL OPERATING FUND EXPENSES	\$147,421	\$154,440	\$158,231	\$162,909
	NET BEFORE OTHER FUNDS	\$65,151	\$15,444	\$12,093	\$15,444
6460	Contingency Reserve Fund Transfer	\$14,706	\$15,444	\$15,444	\$15,444
6460.1	Special Levy	\$50,000		\$0	
	TOTAL OTHER FUNDS	\$64,706	\$15,444	\$15,444	\$15,444
	OPERATING FUND SURPLUS (LOSS)	\$444	\$0	(\$3,351)	\$0
TRANSFER PROJECTED OPERATING FUND DEFICIT TO CRF		(\$444)	\$0	\$3,351	\$0
OPERATING FUND - END OF PERIOD		\$0	\$0	\$0	\$0
PROJECTED INCREASE IN STRATA FEES					5.00%

SCHEDULE B

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)**  
**STRATA FEE SCHEDULE**  
**FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

S/L & UNIT	U/E	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	TOTAL MONTHLY STRATA FEES	S/L & UNIT
1	830	\$ 136.97	\$ 13.03	\$ 150.00	1
2	785	\$ 129.55	\$ 12.32	\$ 141.87	2
3	970	\$ 160.08	\$ 15.22	\$ 175.30	3
4	1,001	\$ 165.19	\$ 15.71	\$ 180.90	4
5	1,145	\$ 188.96	\$ 17.97	\$ 206.93	5
6	960	\$ 158.43	\$ 15.07	\$ 173.50	6
7	1,145	\$ 188.96	\$ 17.97	\$ 206.93	7
8	1,001	\$ 165.19	\$ 15.71	\$ 180.90	8
9	1,145	\$ 188.96	\$ 17.97	\$ 206.93	9
10	994	\$ 164.04	\$ 15.60	\$ 179.64	10
11	1,145	\$ 188.96	\$ 17.97	\$ 206.93	11
12	826	\$ 136.31	\$ 12.96	\$ 149.27	12
13	785	\$ 129.55	\$ 12.32	\$ 141.87	13
14	970	\$ 160.08	\$ 15.22	\$ 175.30	14
15	1,001	\$ 165.19	\$ 15.71	\$ 180.90	15
16	1,145	\$ 188.96	\$ 17.97	\$ 206.93	16
17	960	\$ 158.43	\$ 15.07	\$ 173.50	17
18	1,145	\$ 188.96	\$ 17.97	\$ 206.93	18
19	1,001	\$ 165.19	\$ 15.71	\$ 180.90	19
20	1,145	\$ 188.96	\$ 17.97	\$ 206.93	20
21	994	\$ 164.04	\$ 15.60	\$ 179.64	21
22	1,145	\$ 188.96	\$ 17.97	\$ 206.93	22
23	1,258	\$ 207.61	\$ 19.74	\$ 227.35	23
24	1,258	\$ 207.61	\$ 19.74	\$ 227.35	24
25	1,258	\$ 207.61	\$ 19.74	\$ 227.35	25
26	1,258	\$ 207.61	\$ 19.74	\$ 227.35	26
27	1,258	\$ 207.61	\$ 19.74	\$ 227.35	27
28	1,258	\$ 207.61	\$ 19.74	\$ 227.35	28
29	1,258	\$ 207.61	\$ 19.74	\$ 227.35	29
30	1,258	\$ 207.61	\$ 19.74	\$ 227.35	30
31	1,258	\$ 207.61	\$ 19.74	\$ 227.35	31
32	1,258	\$ 207.61	\$ 19.74	\$ 227.35	32
33	1,186	\$ 195.73	\$ 18.61	\$ 214.34	33
34	1,186	\$ 195.73	\$ 18.61	\$ 214.34	34
35	1,186	\$ 195.73	\$ 18.61	\$ 214.34	35
36	1,186	\$ 195.73	\$ 18.61	\$ 214.34	36
37	1,186	\$ 195.73	\$ 18.61	\$ 214.34	37
38	1,186	\$ 195.73	\$ 18.61	\$ 214.34	38
39	1,186	\$ 195.73	\$ 18.61	\$ 214.34	39
40	1,186	\$ 195.73	\$ 18.61	\$ 214.34	40
41	1,256	\$ 207.28	\$ 19.71	\$ 226.99	41
42	1,176	\$ 194.07	\$ 18.46	\$ 212.53	42
43	1,189	\$ 196.22	\$ 18.66	\$ 214.88	43
44	1,263	\$ 208.43	\$ 19.82	\$ 228.25	44
45	1,189	\$ 196.22	\$ 18.66	\$ 214.88	45
46	1,189	\$ 196.22	\$ 18.66	\$ 214.88	46
47	1,263	\$ 208.43	\$ 19.82	\$ 228.25	47
48	1,189	\$ 196.22	\$ 18.66	\$ 214.88	48
49	1,189	\$ 196.22	\$ 18.66	\$ 214.88	49
50	1,263	\$ 208.43	\$ 19.82	\$ 228.25	50
51	1,189	\$ 196.22	\$ 18.66	\$ 214.88	51

SCHEDULE B

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)  
STRATA FEE SCHEDULE  
FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008**

S/L & UNIT	U/E	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	TOTAL MONTHLY STRATA FEES	S/L & UNIT
52	1,189	\$ 196.22	\$ 18.66	\$ 214.88	52
53	1,189	\$ 196.22	\$ 18.66	\$ 214.88	53
54	1,176	\$ 194.07	\$ 18.46	\$ 212.53	54
55	1,256	\$ 207.28	\$ 19.71	\$ 226.99	55
56	830	\$ 136.97	\$ 13.03	\$ 150.00	56
57	785	\$ 129.55	\$ 12.32	\$ 141.87	57
58	970	\$ 160.08	\$ 15.22	\$ 175.30	58
59	1,001	\$ 165.19	\$ 15.71	\$ 180.90	59
60	1,145	\$ 188.96	\$ 17.97	\$ 206.93	60
61	957	\$ 157.93	\$ 15.02	\$ 172.95	61
62	1,145	\$ 188.96	\$ 17.97	\$ 206.93	62
63	984	\$ 162.39	\$ 15.44	\$ 177.83	63
64	984	\$ 162.39	\$ 15.44	\$ 177.83	64
65	969	\$ 159.91	\$ 15.21	\$ 175.12	65
66	829	\$ 136.81	\$ 13.01	\$ 149.82	66
67	785	\$ 129.55	\$ 12.32	\$ 141.87	67
68	970	\$ 160.08	\$ 15.22	\$ 175.30	68
69	1,001	\$ 165.19	\$ 15.71	\$ 180.90	69
70	1,145	\$ 188.96	\$ 17.97	\$ 206.93	70
71	957	\$ 157.93	\$ 15.02	\$ 172.95	71
72	1,145	\$ 188.96	\$ 17.97	\$ 206.93	72
73	984	\$ 162.39	\$ 15.44	\$ 177.83	73
74	984	\$ 162.39	\$ 15.44	\$ 177.83	74
75	969	\$ 159.91	\$ 15.21	\$ 175.12	75

MONTHLY TOTALS	\$ 13,534.11	\$ 1,287.01	\$ 14,821.12
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X TWELVE	X TWELVE	X TWELVE
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ANNUAL TOTALS	\$ 162,409.32	\$ 15,444.12	\$ 177,853.44
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CONTROL T	82,010	\$ 162,409	\$ 15,444	\$ 177,853
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