

**NOTICE OF
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
Tuesday, December 11, 2007**

**Pavilion Club Lounge
7531 Minoru Boulevard
Richmond, B.C.**

Meeting to Commence at 7:00PM

Registration to Commence at 6:30 PM

Notice of Meeting Package dated November 20, 2007

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

A person who is an employee of the Strata Corporation, including a person providing Strata Management Services, may NOT hold a Proxy.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM December 11th, 2007.

ANY OF THE STRATA COUNCIL MEMBERS MAY ACT AS YOUR PROXY - the Administrator cannot act as a proxy.

**STRATA COUNCIL MEMBERSHIP 2007
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Tom Hargraves President	Phone: 274-4988 Email: tdhargraves@shaw.ca
Maureen Buchanan Vice President	Phone: 277-8641
Larry Makutra Treasurer	Phone: 274-5914 E-mail: stevston@shaw.ca
Joanne Parkinson Social Committee	Phone: 244-7191 E-mail: joanne50andfab@hotmail.com
Cheryl Jones	Phone: 278-0615 Email: cjones@city.richmond.bc.ca
Gordon Farrell	Phone: 207-0392 Email: g_i_f@hotmail.com

Cypress Point Office	Phone: 604 279-1554
#338-7651 Minoru Blvd	Fax: 604 279-1553
Richmond, BC V6Y 1Z3	Email: cypresspoint@telus.net
(Mailing address only)	Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: <http://www3.telus.net/public/NW2050/>

Password for the minutes are their date in numeric form.
eg. August 16, 2006.pdf is 160806

President's Message 2007

For the 3rd year running the Council is pleased to announce that we will not be increasing the monthly Strata Fees. This is despite continued increase costs of Hydro, Gas, and Waste Disposal etc., and our aggressive re-piping plumbing policy. One of the reasons we can do this is due to our fine teams of volunteers who consistently help to perform tasks other Strata's have to pay for. Thanks!

Another reason is the skill, experience and diligence of our administrator Corinne. She has not only saved us thousands of dollars this year in identifying an alternate insurance source, but provides many other savings too, by identifying and refuting extra charges from our service suppliers. Big thanks to Corinne!

Fines for continued infringement of Strata Bylaws have yet again been an emotive issue this year. I would like to remind owners that you all have the right to a 'hearing' at a council meeting if you feel you have been fined 'by mistake'. The council REALLY DOESN'T wish to fine anyone, but remember the Bylaws must be followed by all of us. Act on Warning Notices immediately to avoid these problems.

At the time of writing this report, our Court Case with our Shared Facility Partners in Woodridge and Ashford is set for the 30th November. Stephen our legal counsel is pleased with the backup documentation many of you have provided, thanks! One never really knows how the judge will see the case, but we certainly seem well prepared.

We had a fire in one of the apartments this summer. This first floor apartment was completely gutted, and the apartment above was affected as well. Both apartments have been uninhabitable for many months, and although work has commenced, it will be several more months before the owners can return. Some of our resolutions reflect 'fire prevention' concerns of the Bylaws Committee. You may think these resolutions are necessary and want them enforced. You may think they are an infringement on your freedom and don't want them. Either way, come to the AGM and express your feelings about them. Remember that if any resolution is voted for, YOU must abide by it.

As you will see in your AGM (Annual General Meeting) packages, there is a very full agenda, and we will be starting at exactly 7:00 PM. Tony Gioventu, Executive Director of CHOA, will be running the AGM, as he has done in the past. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Tom Hargraves
President, Strata NW2050

NOTICE OF SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN NW2050

AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of Head Table
- 6) Approval of 2007 Annual General Meeting Minutes
- 7) Presidents Report
 - Budget & Finance Report for 2007
 - Approval of the proposed 2008 Cypress Point Operating Budget
 - Approval of the proposed 2008 Woodridge Shared Facilities Budget
- 8) **Special Resolutions**
 - A. Presentation and Approval of Disposition of 2007 year end and accumulated funds re Cypress Operating Account surplus/deficit
 - B. Presentation and Approval of Disposition of 2007 year end accumulated funds re Cypress Shared Facilities Account
 - C. Presentation and Approval to amend the Bylaws re smoke alarms and heat detectors
 - D. Presentation and Approval to add a bylaw regarding Realtors Lock Boxes
 - E. Presentation and Approval to amend the Bylaws re drapery height above electric heaters
 - F. Presentation and Approval to add a Bylaw re Shared Facility Hours of Operation
 - G. Presentation and Approval to add a Bylaw re Live Christmas Trees
 - H. Presentation and Approval to add a Bylaw re Appliances etc
 - I. Presentation and Approval to Replace the Tile in the Lobbies
 - J. Presentation and Approval to Re-upholster the Benches in the Lobbies
- 9) New Business
- 10) Election of Strata Council for 2008
- 11) Adjournment
- 12) Raffle

SPECIAL RESOLUTION "A"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Operating Account, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve leaving the 2007 year-end accumulated fund surplus in the operating account / transferring the 2007 year end accumulated deficit from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "B"

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Property Act requires disposition of the Cypress Shared Facilities Account, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the surplus / deficit in the Shared Facility Operating account to / from the Shared Facility Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____ 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION C

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

WHEREAS the Strata Council would like to ensure the safety of the Owners in case of fire, therefore, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____ 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners Strata Plan NW2050 adopt Bylaw 5.2 g) as follows:

"An Owner shall not tamper, disconnect, replace, obstruct or cover with plastic or other materials, or in any way interfere with the operation of the smoke or heat detectors located inside their suite. Any violation of this Bylaw will result in an automatic fine of \$200.00."

The Common seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION D

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to clarify a rule for Owners and Realtors when selling a strata lot, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____ 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT: The Owners Strata Plan NW2050 add Bylaw 3.3 to read as follows:

"An owner or realtor shall not install lockboxes of any kind anywhere on the Cypress Point Property."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050 was hereunto affixed this _____ day of _____, 2007.

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION E

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to ensure the safety of the Owners in case of fire, therefore, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____ 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The Owners Strata Plan NW2050 amends Bylaw 5.5 c) to read as follows:

"An owner shall only install or display white or cream in a solid color window covering visible from the exterior of the building. These draperies must be installed a minimum of one inch above the top of the electric heating system in order to prevent a fire."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION F

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council wish to add to a Bylaw regarding the Hours of Operation of all Shared Facilities Recreation facilities, therefore, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The Owners Strata Plan NW2050 adopt Bylaw 23. To read as follows:

"The hours of operation for Shared Facilities is 7:00 AM to 11:00 PM."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION G

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to ensure the safety of the Owners in case of fire, therefore, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____ 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The Owners Strata Plan NW2050 adopt Bylaw 5.5 g) to read as follows:

"An Owner may not use any Christmas trees other than artificial."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this ____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION H

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council proposes to update its bylaws, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ day of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The existing bylaws of the Strata Corporation be amended by adding Bylaw 5.8 as set out in Appendix "C":

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION I

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the Replacement of the Tile in the lobbies, therefore , the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ DAY of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The Owners Strata Plan NW2050 approve the replacement of the tile in the lobbies as laid out in Appendix A (also Appendix A 1 - A-4) in the amount of \$42, 700.00 (includes removal of existing) to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION J

**RESOLUTION OF THE STRATA CORPORATION
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the Reupholstering of the benches in the lobbies, therefore , the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the _____ DAY of _____, 2007.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION OF THE OWNERS

THAT: The Owners Strata Plan NW2050 approve the reupholstering of the benches in the lobbies as laid out in Appendix B in the amount of \$10,000.00 (including taxes) to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2007 in the presence of:

Strata Council Member

Strata Council Member

APPENDIX "A"

Specification

Olympia Tile - Field - Tartara Glazed Floor tile 12" x 12" Rust
(IM.TR.RST.1212)

Border - Tartara Listello 5" x 12" Rust
(IM.TR.RST.0512.LS)

Corner - Angolo corner Listello 5" x 5"
(IM.TR.RST.0505 ANG)

APPENDIX "B"

Specification

Maxwell "Timothy"

At the time of print of this *AGM Package*, alternative fabric pricing was not available and may be presented at the *AGM*.

APPENDIX "C"

"Notwithstanding the generality of Bylaw 5.1(a), an owner shall:

repair and maintain or cause to be repaired and maintained in a good, clean, and safe condition all appliances, fixtures, and household items in a Strata Lot including but not limited to:

dishwashers;

washing machines;

dryers;

ovens;

refrigerators, including but not limited to ice and water dispensers;

garburators;

hot water tanks;

toilets, sinks, and bathtubs;

plumbing, pipes, and fixtures located within or accessible from a Strata Lot;

heating and cooling devices;

all household items and other objects placed in the Strata Lot by an owner; and

all alterations or additions to a strata lot or to common property to which the owner has exclusive use;

notwithstanding the generality of Bylaw 5.6(c), indemnify and save harmless the Strata Corporation from and against any and all manner of actions, causes of action, damages, costs, loss, or expenses of whatever kind (including without limitation legal fees on a solicitor and client basis) which the Strata Corporation may sustain, incur, or be put to by reason of or arising out of:

any breach by an owner or an owner's agent, tenant, occupant, or invitee of Bylaw 5.8(a), including without limiting the generality of the foregoing:

the freezing or bursting of pipes whether or not such pipes are located within a strata lot, as a result of failure by the owner, or the owner's agent, tenant, or occupant to reasonably maintain or adjust the temperature in a strata lot;

a clogged or blocked drain on a patio, deck, or balcony which is for the exclusive use of an owner;

any pet which resides in or visits a strata lot, or which an owner, or an owner's tenant, occupant or invitee permits to be or remain on common property or limited common property;

any act or omission by an owner or an owner's agent, tenant, occupant, or invitee, including a person under the age of 19; or

any loss or damage for which an owner is responsible.

INSTRUCTION FOR COMPLETING A PROXY

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

CO-OWNERS

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

PROXIES MAY BE:

- ◆ Brought to the meeting in person by the appointee;
- ◆ Faxed/mailed to:
Cypress Point ABC
#338, 7651 Minoru Blvd
Richmond, B.C.
V6Y 1Z3
Fax: 604 279-1553
- ◆ Hand delivered to the Cypress Point Office in Building A (7511 Minoru)
- ◆ Delivered to a council Member any time prior to the meeting

COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON DECEMBER 11th, 2007.

PROXY APPOINTMENT

RE: SUITE # _____ STRATA LOT# _____

Strata Plan NW2050, Cypress Point ABC
7511, 7531, 7651 Minoru Blvd.
Richmond, B.C. V6Y 1Z3

I/We hereby appoint _____ as my/our
proxy to vote on my/our behalf at the Annual General Meeting of the Owners of
Strata Plan NW2050 to be held on December 11, 2007

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution "A"			
Special Resolution "B"			
Special Resolution "C"			
Special Resolution "D"			
Special Resolution "E"			
Special Resolution "F"			
Special Resolution "G"			
Special Resolution "H"			
Special Resolution "I"			
Special Resolution "J"			

I/We wish to be recorded as voting on the items of business outlined in the agenda
as indicated above.

OWNERS SIGNATURE

OWNERS SIGNATURE

DATED THIS _____ DAY OF _____ 2007.

CYPRESS POINT RAFFLE

DATE: TUESDAY, DECEMBER 11, 2007

TIME: TOWARDS THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND
DROP IN THE RAFFLE BOX PROVIDED
AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE
IN ATTENDANCE IN PERSON
AT THE AGM.

RAFFLE BALLOT

NAME: _____

SUITE #: _____