

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN NW2050, CYPRESS POINT, HELD ON WEDNESDAY,
DECEMBER 6, 2006, AT 7:00 PM IN THE PAVILION LOUNGE, 7531
MINORU BOULEVARD, RICHMOND, B.C.**

In Attendance: 26 Strata lots represented in person:
16 Strata lots represented by proxy
42 in total

1. CALL TO ORDER:

The meeting was called to order at 7:02 pm by the Council President, Tom Hargraves.

A motion was made to have Tony Gioventu, Executive Director of CHOA, chair the meeting. The motion was seconded by suite 337.

2. CERTIFICATION OF PROXIES

Corinne Inglis advised 16 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that whomever is in attendance at a General Meeting, regardless of how many or how few, makes a quorum. We have 26 owners in person and 16 by proxy for a total of 42 owners eligible to vote, thus we have reached a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 15, 2006 to the last known address of each owner thereby giving owners the notice required as per the Strata Properties Act.

5. INTROCUCTION OF HEAD TABLE

The Council President, Tom Hargraves, introduced the Head Table.

6. APPROVAL OF 2005 ANNUAL GENERAL MEETING MINUTES

It was MOVED (108) and SECONDED (122) to adopt the minutes, with corrections, of the Annual General Meeting held on December 7, 2005.

CORRECTIONS: Page 2 - Item 7. a. 3. Delete "*to 108*"

Page 3 - 2nd Paragraph. Delete "*A motion was made by 102 and*

seconded by motion."

Page 5 - f. RESOLUTION F. Add "*Contingency*" Fund.

Page 12 - 10. Delete "(330)" Add "(313)"

7. PRESIDENTS REPORT

The President's report was attached to the Notice of the AGM.

a. **Budget & Finance Report for 2005**

Larry Mak presented the Treasurers Report and reviewed the operating budgets for 2006/2007. A motion was made by (307) and seconded by (313) to re-allocate the *Transfer to Contingency Fund* to \$30,000.00 from \$48,000.00 and the *Transfer to Capital Fund* to \$34,800.00 from \$16,800.00.

1. It was **MOVED** (211) and **SECONDED** (118) to approve the proposed 2007 Cypress Point Operating Budget.

This motion was **CARRIED** by a majority vote of the owners.

2. It was **MOVED** (108) and **SECONDED** (211) to approve the proposed 2006 Woodridge Shared Facilities Budget.

This motion was **CARRIED** by a majority vote of the owners.

Questions:

Owners are reminded that in leaving keys with the office you are doing so at your own risk. It is not mandatory to leave a spare key to your suite with the office. Tony raised the point that owners should be signing a waiver when leaving their keys at the office.

Tom Hargraves noted that we are investing in an automatic pool chlorination device that will automatically dispense the pool chemicals regularly throughout the day, rather than adding them manually once per day.

A complaint was raised regarding the levels of garbage in the garbage bins. The bins for building B always seem to get full too fast. The waste from the gardener is not being disposed of in these bins anymore.

8. CONSIDERATION OF $\frac{3}{4}$ VOTE SPECIAL RESOLUTIONS

a. RESOLUTION A

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

The Owners of Strata Plan NW 2050 approve leaving the 2006 year-end accumulated fund surplus in the operating account / transferring the 2006 year end accumulated deficit from the Contingency Fund.

It was **MOVED** (118) and **SECONDED** (307) to approve Special Resolution A.

This motion was **CARRIED UNANIMOUSLY** by the owners.

b. RESOLUTION B

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

The Owners of Strata Plan NW2050 approve the transfer of the 2006 year-end accumulated surplus in the Shared Facilities Operating account to/from the Cypress Shared Facility Contingency Fund.

It was **MOVED** (332) and **SECONDED** (333) to approve Special Resolution B.

This motion was **CARRIED UNANIMOUSLY** by the owners.

c. RESOLUTION C

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

"The Strata Council proceeds with re-leveling the sunken pavers throughout the complex and removing, re-leveling and replacing the laneway west of Building C in the amount of \$10,350.00 to be funded by the Contingency Fund."

It was **MOVED** (313) and **SECONDED** (118) to approve Special Resolution C.

This motion was **CARRIED** by a vote of the owners, one opposed.

d. RESOLUTION D

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

The owners of Strata Plan NW2050 approve minor adjustments to the irrigation system, in accordance with appendix "A" in the amount of \$5,000.00 to be funded from the Contingency Fund.

It was **MOVED** (307) and **SECONDED** (220) to approve $\frac{3}{4}$ Vote Special Resolution D.

This motion was **CARRIED** by a vote of the owners, one opposed.

e. RESOLUTION E

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

"The Owners, Strata Plan NW2050 approve the installation of FOBS on five additional doors as follows:

1. The man door on the south side of the Building C parkade leading to plaza C.
2. The man door on the north side of the Building A/B parkade leading to Plaza A/B.
3. The door leading to the locker room.
4. The door in the Building B parkade leading to the change rooms and racquet courts (to be charged to shared facilities).
5. The door in Building B leading to the Exercise room (to be charged to shared facilities).

It was **MOVED** (333) and **SECONDED** (218) to approve $\frac{3}{4}$ Vote Special Resolution E.

This motion was **CARRIED UNANIMOUSLY** by a vote of the owners.

It was requested by an owner to draft a procedure for the fob system in the event the power fails for longer than 24 hours and the FOBS cannot be used. Currently if the power fails for longer than 24 hours, the strata council has access to a key that will open the front doors in the event of a prolonged power outage.

f. RESOLUTION F

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

The Strata Corporation replaces the text of Bylaw 8.4 and adopts Bylaw 8.5 as laid out in "Appendix B."

A motion was made to delete the wording in "Appendix B" 8.5, a), (iii) to delete the wording "or has made any claim against the Strata Corporation."

It was **MOVED** (301) and **SECONDED** (211) to change the wording.

A motion was made to change the wording in "Appendix B" 8.5, (i) and (ii) from "*or* against" to "*and* against".

It was **MOVED** (332) and **SECONDED** (337) to change the wording.

It was **MOVED** (307) and **SECONDED** (118) to approve $\frac{3}{4}$ Vote Amended Special Resolution F.

This motion was **CARRIED** by a $\frac{3}{4}$ vote of the owners. 5 opposed

g. RESOLUTION G

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

The Owners of Strata Plan NW2050 amends Bylaw 8.2 to read as follows:

8.2 "The Council shall be elected by and from among the Owners and shall consist of not less than three (3) or more than seven (7) members, and there will be a maximum of one non resident owner per term."

A motion was **made** (319) and **seconded** (118) to amend this bylaw to read:

8.2 "The Council shall be elected by and from among the Owners and shall consist of not less than three (3) or more than seven (7) members, and there will be a maximum of one non resident owner per term, unless

there are an insufficient number of nominations."

It was **MOVED** (333) and **SECONDED** (337) to approve $\frac{3}{4}$ Vote Amended Resolution G.

This motion was **CARRIED** by a $\frac{3}{4}$ vote of the owners, 6 opposed.

h. RESOLUTION H

BE IT RESOLVED BY A $\frac{3}{4}$ SPECIAL RESOLUTION THAT: The Owners Strata Plan NW2050 adopts Bylaw 18. e) as follows:

"Charges on Late Strata Maintenance Fees will be applied as follows:

- 1st Month - 1st warning notice is sent (automatic charge of \$50.00 late fee)
- 2nd Month - 2nd warning notice is sent (automatic charge of \$100.00 late fee)
- 3rd Month - Demand letter is sent by the Strata Corporation's Lawyer
(automatic charge of \$150 late fee plus legal fees)
- 4th Month - Lien may be placed on the property (Automatic charge of \$200.00 late fee plus legal fees and lien)

New Owners are exempt from this Bylaw for the first month's fee only."

It was **MOVED** by (319) and **SECONDED** by (307) to amend the wording to read:

- 1st Month - 1st warning notice is sent (charge of \$50.00 late fee)

It was **MOVED** (332) and **SECONDED** (118) to approve amended $\frac{3}{4}$ Vote Resolution H.

This motion was **CARRIED** by a $\frac{3}{4}$ vote of the owners, 1 opposed.

i. RESOLUTION I

BE IT RESOLVED BY A $\frac{3}{4}$ SPECIAL RESOLUTION THAT:
The Owners Strata Plan NW2050 adopt bylaw 1. 1.6 as follows:

"A resident shall not park in visitors parking, reserved parking or the loading zone at any time."

It was **MOVED** by (319) and **SECONDED** by (332) to amend the wording to read:

"A resident shall not park in visitors parking, reserved parking or the loading zone at any time, unless a temporary pass is displayed."

It was **MOVED** (108) and **SECONDED** (333) to approve $\frac{3}{4}$ Vote Resolution I.

This motion was **CARRIED** by a $\frac{3}{4}$ vote of the owners. 2 opposed.

j. RESOLUTION J

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

The owners of strata plan NW2050 approve the replacement of the garage doors with the Elite Operator - Hercules Model - parkade gate draw rail along with a 5 year warranty, in the amount of \$10,200.00 to be funded from the Contingency Fund.

It was **MOVED** (211) and **SECONDED** (333) to approve $\frac{3}{4}$ Vote Resolution J.

This motion was **CARRIED** by a vote of the owners, 2 opposed.

k. RESOLUTION K

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

The Owners, Strata Plan NW2050 adopts Bylaw 17.9 as follows:

"The purchase and replacement cost for FOBS and Garage Remotes shall be \$50.00. Refund depreciation will be calculated at twenty per cent (20%) per year and will not be available after five years."

It was **MOVED** (211) and **SECONDED** (108) to approve $\frac{3}{4}$ Vote Resolution K. This motion was **CARRIED UNANIMOUSLY** by a vote of the owners.

I. SPECIAL RESOLUTION L

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

"The Owners, Strata Plan NW2050 adopt bylaw 22. Pool Rules and Regulations" as laid out in "Appendix C."

It was **MOVED** (332) and **SECONDED** (313) to approve $\frac{3}{4}$ vote Resolution L.

This motion was **CARRIED** by a vote of the owners, 3 opposed.

m. RESOLUTION M

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

The Owners Strata Plan NW2050 amends Bylaw 22. d) to read as follows:

Children's Hours are: 10:00 am to 12:00 noon and
3:00 pm to 7:00 pm

It was **MOVED** (211) and **SECONDED** (301) to approve $\frac{3}{4}$ Vote Resolution M.

This motion was **DEFEATED** by a vote of the owners. 27 for, 13 opposed, 2 abstain.

9. NEW BUSINESS

1. A request was made to have the arrows in the entrance driveway repainted.
2. A request was made to have speed limit signs posted.
3. A request was made to replace the towing signs in visitors parking as they are too sun bleached to read.

10. ELECTION OF NEW COUNCIL FOR 2007

The following owners were nominated and elected onto the Strata Council:

1. Tom Hargraves Unit 307

- | | |
|------------------------|----------|
| 2. Maureen Buchanan | Unit 337 |
| 3. Caroline Cote | Unit 211 |
| 4 Joanne Parkinson | Unit 332 |
| 5. Larry Mak | Unit 218 |
| 6. Sheryl Jones | Unit 322 |
| 7. Jerehm Breitenstein | Unit 333 |

It was **MOVED** (118) and **SECONDED** (108) to elect these owners.

This motion was **CARRIED** by a vote of the owners.

11. ADJOURNMENT - The AGM was adjourned at 9:35 PM.

MOVED (333) and **SECONDED** (108)

APPENDIX "B"

ADDITIONAL BYLAW OF THE OWNERS, STRATA PLAN NW2050

8.4. **Definitions** In this Bylaw, the following terms shall have the following meanings.

- (a) **"Act"** means the *Strata Property Act* [S.B.C.] c.43 as amended or replaced from time to time;
- (b) **"Existing Bylaws"** mean the Bylaws of the Strata Corporation, as filed at the Land Title Office from time to time;
- (c) **"Owner"** means the person shown in the register of a land title office as the owner of a freehold estate in a Strata Lot in the Strata Plan, whether entitled to it in the person's own right or in a representative capacity;
- (d) **"Strata Corporation"** means the strata corporation formed by deposit of the Strata Plan;
- (e) **"Strata Council"** means the duly elected Strata Council of the Strata Corporation; and
- (f) **"Strata Plan"** means Strata Plan NW2050.

8.5. **Strata Council.** In addition to the terms and requirements set out in the Existing Bylaws, the following terms shall apply to the Strata Corporation:

- (a) any Owner:
 - (i) whose strata fees are in arrears, and against who the Strata Corporation is entitled to register a lien;
 - (ii) against whom the Strata Corporation has started an action or other proceeding and against whom the Strata Corporation is entitled to make a claim; or
 - (iii) who has started a court action or other proceeding against the Strata Corporation.

shall not be eligible to be elected to, or to remain a member of the Strata Council.

- (b) immediately upon the occurrence of one of the events referred to in Bylaw 2(a), such member of the Strata Council shall:
 - (i) except in accordance with the Act or the Existing Bylaws, not be entitled to attend any meeting of the Strata Council;

APPENDIX "B"

Page - 2 -

- (ii) not be entitled to vote at meetings of the Strata Council; and
- (iii) return to the Strata Council all keys or other items that he or she may have in his or her possession as a result of his or her position as a member of the Strata Council.

NW 2050 - CYPRESS POINT
2007 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Fund Contributions	229,334.70	Total Aggregate	<u>9022</u>
Annual CRF & Capital Fund Contributions	64,800.00		
Total Annual Strata Fees	<u>294,134.70</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2007 Monthly Operating Contributions	2007 Monthly CRF Contributions	2007 total Monthly Fees
2	101-7511	83	0.009199734	175.82	49.68	225.50
3	102-7511	95	0.010529816	201.24	56.86	258.10
4	103-7511	82	0.009088894	173.70	49.08	222.78
1	104-7511	97	0.010751496	205.47	58.06	263.53
5	105-7511	73	0.008091332	154.64	43.69	198.33
11	106-7511	85	0.009421414	180.05	50.88	230.93
6	107-7511	83	0.009199734	175.82	49.68	225.50
10	108-7511	85	0.009421414	180.05	50.88	230.93
9	109-7511	88	0.009753935	186.41	52.67	239.08
8	110-7511	84	0.009310574	177.94	50.28	228.21
7	111-7511	90	0.009975615	190.65	53.87	244.51
40	112-7531	90	0.009975615	190.65	53.87	244.51
39	113-7531	63	0.006982931	133.45	37.71	171.16
38	114-7531	88	0.009753935	186.41	52.67	239.08
37	115-7531	84	0.009310574	177.94	50.28	228.21
41	116-7531	84	0.009310574	177.94	50.28	228.21
36	117-7531	84	0.009310574	177.94	50.28	228.21
42	118-7531	73	0.008091332	154.64	43.69	198.33
35	119-7531	90	0.009975615	190.65	53.87	244.51
43	120-7531	82	0.009088894	173.70	49.08	222.78
34	121-7531	84	0.009310574	177.94	50.28	228.21
44	122-7531	109	0.012081578	230.89	65.24	296.13
33	123-7531	63	0.006982931	133.45	37.71	171.16
32	124-7531	88	0.009753935	186.41	52.67	239.08
31	125-7531	64	0.007093771	135.57	38.31	173.88
30	126-7531	90	0.009975615	190.65	53.87	244.51
84	129-7651	87	0.009643095	184.29	52.07	236.36
83	130-7651	83	0.009199734	175.82	49.68	225.50
82	131-7651	92	0.010197295	194.88	55.07	249.95
81	132-7651	71	0.007869652	150.40	42.50	192.89
85	133-7651	106	0.011749058	224.54	63.44	287.98
80	134-7651	86	0.009532254	182.17	51.47	233.65
86	135-7651	82	0.009088894	173.70	49.08	222.78
79	136-7651	84	0.009310574	177.94	50.28	228.21
78	137-7651	88	0.009753935	186.41	52.67	239.08
77	138-7651	85	0.009421414	180.05	50.88	230.93

NW 2050 - CYPRESS POINT
2007 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Fund Contributions	229,334.70	Total Aggregate	9022
Annual CRF & Capital Fund Contributions	64,800.00		
Total Annual Strata Fees	<u>294,134.70</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2007 Monthly Operating Contributions	2007 Monthly CRF Contributions	2007 total Monthly Fees
76	139-7651	90	0.009975615	190.65	53.87	244.51
13	201-7511	83	0.009199734	175.82	49.68	225.50
14	202-7511	95	0.010529816	201.24	56.86	258.10
15	203-7511	82	0.009088894	173.70	49.08	222.78
12	204-7511	97	0.010751496	205.47	58.06	263.53
16	205-7511	73	0.008091332	154.64	43.69	198.33
22	206-7511	85	0.009421414	180.05	50.88	230.93
17	207-7511	84	0.009310574	177.94	50.28	228.21
21	208-7511	85	0.009421414	180.05	50.88	230.93
20	209-7511	88	0.009753935	186.41	52.67	239.08
19	210-7511	84	0.009310574	177.94	50.28	228.21
18	211-7511	90	0.009975615	190.65	53.87	244.51
57	212-7531	90	0.009975615	190.65	53.87	244.51
56	213-7531	63	0.006982931	133.45	37.71	171.16
55	214-7531	88	0.009753935	186.41	52.67	239.08
54	215-7531	84	0.009310574	177.94	50.28	228.21
58	216-7531	85	0.009421414	180.05	50.88	230.93
53	217-7531	86	0.009532254	182.17	51.47	233.65
59	218-7531	73	0.008091332	154.64	43.69	198.33
52	219-7531	90	0.009975615	190.65	53.87	244.51
60	220-7531	82	0.009088894	173.70	49.08	222.78
51	221-7531	84	0.009310574	177.94	50.28	228.21
50	222-7531	88	0.009753935	186.41	52.67	239.08
49	223-7531	62	0.00687209	131.33	37.11	168.44
61	224-7531	115	0.012746619	243.60	68.83	312.44
48	225-7531	63	0.006982931	133.45	37.71	171.16
47	226-7531	88	0.009753935	186.41	52.67	239.08
46	227-7531	64	0.007093771	135.57	38.31	173.88
45	228-7531	90	0.009975615	190.65	53.87	244.51
95	229-7651	87	0.009643095	184.29	52.07	236.36
94	230-7651	83	0.009199734	175.82	49.68	225.50
93	231-7651	92	0.010197295	194.88	55.07	249.95
92	232-7651	71	0.007869652	150.40	42.50	192.89
96	233-7651	107	0.011859898	226.66	64.04	290.70
91	234-7651	86	0.009532254	182.17	51.47	233.65
97	235-7651	84	0.009310574	177.94	50.28	228.21
90	236-7651	84	0.009310574	177.94	50.28	228.21

NW 2050 - CYPRESS POINT
2007 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Fund Contributions	229,334.70	Total Aggregate	<u>9022</u>
Annual CRF & Capital Fund Contributions	64,800.00		
Total Annual Strata Fees	<u>294,134.70</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2007 Monthly Operating Contributions	2007 Monthly CRF Contributions	2007 total Monthly Fees
89	237-7651	88	0.009753935	186.41	52.67	239.08
88	238-7651	85	0.009421414	180.05	50.88	230.93
87	239-7651	90	0.009975615	190.65	53.87	244.51
24	301-7511	86	0.009532254	182.17	51.47	233.65
23	302-7511	97	0.010751496	205.47	58.06	263.53
25	303-7511	73	0.008091332	154.64	43.69	198.33
29	304-7511	85	0.009421414	180.05	50.88	230.93
26	305-7511	84	0.009310574	177.94	50.28	228.21
28	306-7511	85	0.009421414	180.05	50.88	230.93
27	307-7511	85	0.009421414	180.05	50.88	230.93
71	312-7531	98	0.010862337	207.59	58.66	266.25
70	313-7531	88	0.009753935	186.41	52.67	239.08
69	314-7531	84	0.009310574	177.94	50.28	228.21
72	315-7531	85	0.009421414	180.05	50.88	230.93
68	316-7531	86	0.009532254	182.17	51.47	233.65
73	317-7531	73	0.008091332	154.64	43.69	198.33
67	318-7531	90	0.009975615	190.65	53.87	244.51
74	319-7531	82	0.009088894	173.70	49.08	222.78
66	320-7531	84	0.009310574	177.94	50.28	228.21
65	321-7531	88	0.009753935	186.41	52.67	239.08
64	322-7531	62	0.00687209	131.33	37.11	168.44
75	323-7531	109	0.012081578	230.89	65.24	296.13
63	324-7531	90	0.009975615	190.65	53.87	244.51
62	325-7531	93	0.010308136	197.00	55.66	252.67
104	329-7651	84	0.009310574	177.94	50.28	228.21
103	330-7651	92	0.010197295	194.88	55.07	249.95
102	331-7651	71	0.007869652	150.40	42.50	192.89
105	332-7651	107	0.011859898	226.66	64.04	290.70
101	333-7651	86	0.009532254	182.17	51.47	233.65
106	334-7651	84	0.009310574	177.94	50.28	228.21
100	335-7651	84	0.009310574	177.94	50.28	228.21
99	336-7651	88	0.009753935	186.41	52.67	239.08
98	337-7651	86	0.009532254	182.17	51.47	233.65
		9022	100%	19,111.23	5,400.00	24,511.23