

NOTICE OF
ANNUAL GENERAL MEETING

CYPRESS POINT ABC
STRATA PLAN NW 2050
Wednesday, January 19th, 2011

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 December 23, 2010

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.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM January 19, 2011

The Strata Council Members **MAY ACT** as your Proxy. A person who is an **employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy**.

STRATA COUNCIL MEMBERSHIP 2010
CYPRESS POINT ABC
STRATA PLAN NW 2050

Gordon Farrell

President

Carole Borthwick

Vice President

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Larry Makutra

Treasurer

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Cheryl Jones

Fire & Security

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Exercise Room

Phone: 789-8674

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Carla Evans

Social Committee

Phone: 778 835-2564

Email: carlaevans20@hotmail.com

Max Dragun

Electrical

Phone: 604 992-6294

Email: djboomax@hotmail.com

Cypress Point Office
#338-7651 Minoru Blvd
Richmond, BC V6Y 1Z3
(Mailing address only)

Phone: 604 279-1554

Fax: 604 279-1553

Email: cypresspoint@telus.net

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 is their date in numeric form.
eg. August 16, 2006.pdf is 160806

2010 Presidents Message

2010 has been a year of challenge that will continue into 2011. In September 2009 we had a resolution for all owners to contribute to a Special Levy so we could move forward with plans to remediate the north sides of Buildings A & C including three balcony stacks. In March 2010 we voted on some changes in the scope of work to be sure more urgent areas were addressed first. The plan was to have the construction work started with the spring weather. The engineering firm estimated the value of work to be approximately \$370,000.00. The scope of the work was put out to tender to several contractors. By the end of April the contractors were submitting bids to us that were on average \$150,000.00 above the amount of our \$370,000.00 budget.

The next several weeks were spent reviewing the engineering plans and contractor bids to try to figure out how to bring the work in line with the budget. It soon became apparent that we would be unable to proceed with the work as intended and that we would not make the ideal spring weather start time.

So why were the bids from contractors much higher than the engineering estimate? No one is absolutely sure, but contributing factors are possibly the frenzy of other construction activities around the city due to the winter Olympics. Also, the new HST tax was coming in. This major tax change only added to the confusion. The unexpected high bids for the construction work caused the engineering firm and the Strata council embarrassment while halting our plans to complete any remediation work for this past year. All of us wish to extend our apology to all owners.

Plans are in development for a future SGM where we will be presenting several new remediation options to be voted on so that work can begin this coming spring.

Council is now painfully aware of rising construction costs, maintenance, Hydro, Gas, Waste Disposal, Insurance coupled with the HST tax. This has forced us to look at increasing fees by an average of \$40.00 per month per unit. The goal is to buffer our contingency fund and reduce the amount that may be required in a possible future special levy. All remediation will need to be completed, but we also need to be prepared to have a contingency fund that will get us through any unexpected issues. These type of issues could be things like an overhaul of the Building C boiler room (A & B were previously done on separate occasions for \$20,000 each), or elevator overhauls, pipe work, etc, etc.

I am sure you would also like to hear some good news. In a recent building review we saw that the areas that had remediation work completed almost eight years ago are looking great. The almost eight years of repelling moisture from a proper exterior design really highlights the need to finish the other un-remediated areas of our buildings. Once we get all the un-remediated areas completed, we hope to put these large expenses behind us.

Please review your AGM (Annual General Meeting) package prior to the meeting. 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. 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.

Gordon Farrell, President, Strata NW205

Treasures Message for 2010

Due to the implementation of the HST and a few unexpected problems this year we will be in a deficit position at year's end. As we used a portion of our CRF for the upcoming Remediation, our contingency fund is also getting a bit too low and needs to be built up again.

Some of our unexpected expenses have been:

1. There was a flood in building A that caused a lot of damage to a suite and common stairwell due to the line being plugged with rice and food debris. Cypress Point paid for the damage due to the enormous increases we face if we claim it on our insurance.
2. An investigation into a power failure for all suites located on the north side of the firewall in Building A resulted with emergency electrical services being required to restore power. The electrician had to replace an electrical panel where the power was found to be arcing.
3. A hot water tank in Building B failed unexpectedly and was replaced with a dual storage tank system which will be much more efficient long term.
4. Several other large leaks were dealt with: Building A, north east corner; Building C, southeast wing; Building C gas leak; and Building B, east side.

Budget: The budget for 2011 includes HST for the whole year causing an overall increase and an attempt has been made to increase the funds in the CRF which are currently too low.

We trust this helps explain why we are in a loss position for 2010 and also the need to increase the fees in 2011.

Larry Makutra
Treasure
Strata Plan NW2050

Appendix A to Resolutions F & G

The lawsuit earlier this year resolved the differences we were having with Ashford Place and Woodridge Estates.

As part of the new agreement, the Shared Facility Budgets must be exchanged on November 1st each year (some years we did not receive the Woodridge Budget until March of the following year which meant we were unable to approve their budget at our AGM). Another part of the agreement is that any surpluses that remain at the end of the year must be refunded to the Shared Facility Partners and any shortfalls are to be invoiced to them.

We have been discussing the upgrading of the lounge for some time now, and we find ourselves in the position of having a surplus in the Shared Facility Budget that must be used by December 31, 2010 or the money must be refunded.

The Strata Council has discussed the pros and cons of putting the money towards the lounge upgrade and purchasing a heavy duty treadmill for the exercise room as a way of trying to make the best use of the money in hand.

For that reason, the Strata Council has approved the purchase (with a delivery date late in January 2011) of both the appliances and treadmill as noted in Resolutions F & G. If you are not in agreement with this use of the surplus Shared Facility Funds, these items can be returned with no restocking charges applied.

We look forward to receiving your input at the upcoming AGM and hope that you will take the time to attend or submit your proxy in order to make your vote count.

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 2009 Annual General Meeting Minutes
Approval of March 3, 2010 Special General Meeting Minutes -
7) * Presidents Report
*Budget & Finance Report for 2010
 Approval of the proposed 2011 Cypress Point Operating / Shared Facility Budgets
 Approval of the proposed 2011 Woodridge Shared Facilities Budget
- 8) **Special Resolutions**
 - A. Presentation and Approval of Disposition of 2010 year end and accumulated funds re Cypress Operating Account surplus/deficit.
 - B. Presentation and Approval of Disposition of 2010 year end and accumulated funds re Cypress Shared Facilities Account surplus/deficit.
 - C. Presentation and Approval to amend Bylaw 1.1.6
 - D. Presentation and Approval to amend Bylaw 5.3 f)
 - E. Presentation and Approval to move the for sale sign at the entrance/exit.
 - F. Presentation and Approval to purchase appliances for the lounge
 - G. Presentation and Approval to purchase a new treadmill for the exercise room
 - H. Presentation and Approval to remove all of the flooring in the lounge
- 9) New Business
- 10) Election of Strata Council for 2011
- 11) Adjournment
- 12) Raffle

*the co-operation**Attention - Corinne*

RETAIN THIS DOCUMENT FOR YOUR RECORDS

COMMERCIAL DECLARATION - THIS NOTICE WAS PRODUCED ON 20 MAY 2010

PAGE 01 of 02

YOUR AGENT/SERVICE OFFICE IS:
HAMILTON INS SERV INC 23140
 TELE: 604-872-6788
 268-828 WEST 8 AVE
 VANCOUVER BC V5Z 1E2
 MAIL TO
 OWNERS OF STRATA PLAN NW
 2050 CYPRESS POINT ABC
 C/O
 338-7651 MINORU BLVD
 RICHMOND BC
 V6Y 1Z3

POLICY NUMBER 008658839	From 30 APR 2010 To 30 APR 2011 Day/Month/Year	POLICY PERIOD 30 APR 2011 Day/Month/Year
All Times Are Local Times At The Insured's Postal Address		
YOUR POLICY EXPIRES ON 30 APR 2011 12:01 A.M. LOCAL TIME.		
NAME INSURED(S) OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC		

COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	RATE	\$ PREMIUM
INSURED LOCATION: - 7511, 7531, 7851 MINORU BOULEVARD RICHMOND						
PROPERTY INSURING AGREEMENTS & EXCLUSIONS FORM NO. AB APPLICABLE TO ALL COVERAGES OF THIS PROPERTY SECTION						
ALL PROPERTY	B-013		2500	21,007,000		
EXCLUDING ALL LOSSES ARISING FROM CRANE TOILETS						
CONDOMINIUM BUILDING EXTENSION	B-013(A)			250,000		
WATER DAMAGE DEDUCTIBLE	B-1(E)	10000		INCLUDED		
ILLEGAL DRUG OPERATIONS EXCLUSIO	AB-38			INCLUDED		
SEWER BACK UP	B-1(J)	10000				
EARTHQUAKE	AB-10					
20% EARTHQUAKE DEDUCTIBLE	CGE20			INCLUDED		
FLOOD	AB-100	25000				
GLASS	E-1	1000				
CRIME CRIME STANDARD CONDITIONS FORM NO. C APPLICABLE TO ALL COVERAGES OF THIS SECTION						
DISHONESTY, DISAPPEARANCE	C-7		500			
COMMERCIAL BLANKET BOND	SEC-1A	500		10,000		
MONEY & SECURITIES-INSIDE	SEC-II	500		5,000		
MONEY & SECURITIES-OUTSIDE	SEC-III	500		5,000		
MONEY ORDERS/COUNTERF'T CURRENCY	SEC-IV	500		5,000		
DEPOSITORS FORGERY COVERAGE	SEC-V	500		5,000		
MONEY & SECURITIES-REDUCED LIMIT	C-7(B)	500		1,000		
BOILER BOILER & EQUIPMENT BREAKDOWN INSURED EQUIPMENT-OPTION 3						
	F-06	1000		21,007,000		
	OPT 3			INCLUDED		
ACCIDENT BLANKET ACCIDENT INSURANCE INSURING AGREEMENT I & II ALL POSITIONS WEEKLY INDEMNITY \$400 BLANKET MEDICAL REIMBURSEMENT \$25,000						
MINIMUM RETAINED PREMIUM: \$					►	\$

THIS POLICY IS NOT VALID UNLESS COUNTERSIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE INSURER.

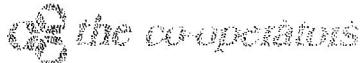
SIGNATURE OF AUTHORIZED REPRESENTATIVE:

Plan

SECRETARY

GCOX06

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE



RETAIN THIS DOCUMENT FOR YOUR RECORDS

COMMERCIAL DECLARATION - THIS NOTICE WAS PRODUCED ON 20 MAY 2010

PAGE 02 of 02

YOUR AGENT/SERVICE OFFICE IS:
HAMILTON INS SERV INC 23140
 TELE: 604-872-6788
 268-828 WEST 8 AVE
VANCOUVER BC V5Z 1E2
 MAIL TO
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 2050 CYPRESS POINT ABC
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POLICY NUMBER 008658839	POLICY PERIOD From 30 APR 2010 To 30 APR 2011 Day/Month/Year
All Times Are Local Times At The Insured's Postal Address	
YOUR POLICY EXPIRES ON 30 APR 2011 12:01 A.M. LOCAL TIME.	
NAME INSURED(S) OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC	

COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	RATE	\$ PREMIUM
TOTAL PREMIUM - THIS LOCATION:						39546.00
LIABILITY						
COMMERCIAL GENERAL LIABILITY	D-1					
BODILY INJURY & PROPERTY DAMAGE	COV-A		1000	5,000,000		
AGGREGATE LIMIT 5,000,000						
PERSONAL INJURY	COV-B			5,000,000		
MEDICAL EXPENSES	COV-C			2,500		
TENANTS LEGAL LIABILITY	COV-D		1000	250,000		
NON-OWNED AUTO	D-6			1,000,000		
DIRECTORS & OFFICERS LIABILITY	D-21		1000	5,000,000		
EST. 5 DIRECTORS						
NON-PROFIT ORGANIZATION	D-21(A)			INCLUDED		
CONDO DIRECTORS & OFFICERS	D-21(C)			INCLUDED		
PREMIUM FOR LIABILITY:						1850.00
MINIMUM RETAINED PREMIUM: \$	350					
TOTAL PREMIUM ►						\$ 41396.00

THIS POLICY IS NOT VALID UNLESS COUNTERSIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE INSURER.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

SECRETARY

GCOX0E

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE

REVENUES	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Strata Fees	4100	242,772.50	323,698.49	323,698.49	52,603.97	376,302.46	
Locker	4490	6,495.00	8,745.00	8,640.00	360.00	9,000.00	
Parking Fees	4500	5,540.00	8,100.00	8,100.00	0.00	8,100.00	
Laundry	4510	202.50	450.00	600	-300.00	300	
Move-in/Move-out Fees	4520	1,050.00	1,400.00	1,500.00	0.00	1,500.00	
By-Law Fines/Late Fees	4540	2,650.00	2,800.00	1,000.00	800.00	1,800.00	
Interest Income	4580	125.37	165.00	300	-140.00	160	
Miscellaneous	4590	1,543.14	1,600.00	2,000.00	-200.00	1,800.00	Keys, Fobs, Remotes, Minutes
Total Revenues:	4999	260,378.51	346,958.49	345,838.49	53,123.97	398,962.46	

EXPENSES	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Administrative Expenses							
RE/MAX Fin Mgmt Fees	5020	8,466.20	11,500.00	11,500.00	0.00	11,500.00	
Bank Admin Fees	5030	118	160	200	0.00	200	
Photos/Postage/Courier	5040	1,699.49	2,300.00	1,500.00	1,000.00	2,500.00	Incl wkly mileage / deliv to Remax
Professional Fees	5050	230.39	325	350	400.00	750	Acctng Services / Payroll etc
Audit	5052	0	0	0	0.00	0.00	
Legal	5060	2,179.22	4,000.00	4,000.00	0.00	4,000.00	
Insurance Expense	5100	17,275.80	29,000.00	29,000.00	0.00	29,000.00	
Appraisals (Suncorp)	5110	0	0	0	0.00	0.00	Every 3 Yrs - due 2012
Insurance Deductibles	5120	0	0	1,500.00	0.00	1,500.00	
Office Equipment	5210	0	0	500	0.00	500.00	
Office Supplies	5220	172.76	300	830	-330.00	500.00	
Dues & Subscriptions	5225	698	698	700	0.00	700.00	CHOA, Costco
Tel / Fax / Cell - Office	5230	2,447.47	3,500.00	3,500.00	0.00	3,500.00	Includes High Speed
Meetings & Misc	5270	245.99	700	700	0.00	700.00	AGM Meeting
Wages - Administrator	5400	20,104.55	26,000.00	26,000.00	0.00	26,000.00	
Relief Caretaker	5410	0	0	0	0.00	0.00	
Payroll - EI	5420	541.19	740	630	110.00	740.00	
Payroll - CPP	5430	0	0	0	0.00	0.00	
Payroll - Worksafe BC	5440	305.91	460	400	60.00	460.00	

Miscellaneous	5490	377.08	550	600	0.00	600.00
Total Admin Expenses:	5499	54,862.05	79,683.00	81,910.00	1,240.00	83,150.00

UTILITIES	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Enterphone	5250	0.00	0.00	500		500	
BC Hydro Electricity	5520	13,013.35	17,500.00	17,300.00	700.00	18,000.00	
BC Hydro Gas	5530	16,381.32	22,000.00	25,000.00	-2,000.00	23,000.00	
Total Utilities:	5590	29,394.67	39,500.00	42,800.00	-1,300.00	40,000.00	

Interior Maintenance & Repairs	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Garbage Disposal	6010	10,039.96	12,600.00	12,600.00	1,400.00	14,000.00	
Janitorial	6020	9,231.38	13,000.00	15,000.00	-2,000.00	13,000.00	
Supplies	6030	0	0	100	0.00	100	
Pest Control	6040	1,841.70	2,300.00	1,200.00	0.00	1,200.00	
Repair & Mtnce Building	6100	2,054.07	2,200.00	3,000.00	0.00	3,000.00	Handyman
General Interior Repair	6110	226.80	226.80	2,800.00	-300.00	2,500.00	
Elevator Maintenance	6160	3,560.37	4,900.00	5,100.00	600.00	5,700.00	
Electrical/Lighting	6165	3,842.20	5,000.00	3,000.00	0.00	3,000.00	
Mech & Generator	6170	84	84	100	0.00	100	
Fire Test & Equip Repair	6180	2,410.68	5,005.00	4,400.00	600.00	5,000.00	
Plumbing	6210	23,609.79	23,609.79	5,000.00	0.00	5,000.00	
Water Leaks - Buildings	6211	12,768.07	12,768.07	2,000.00	0.00	2,000.00	
Remotes, Locks & Keys	6220	80.93	1,000.00	2,000.00	-1,000.00	1,000.00	pool tags
Doors	6225	238	238	400	0.00	400	
Light Bulbs	6230	1,083.25	1,200.00	1,200.00	0.00	1,200.00	
Carpet Cleaning	6245	0.00	0.00	1,850.00	0.00	1,850.00	
Total Interior Maintenance	6390	71,071.20	79,231.66	59,750.00	-700.00	59,050.00	

Exterior Maintenance & Repairs	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Exterior Repairs Mtnce	6120	3,011.70	3,011.70	2,000.00	4,000.00	6,000.00	
Exterior Painting	6257	0	0	1,000.00	7,000.00	8,000.00	

Roof Repairs & Mtnce	6260	4,694.55	4,694.55	2,500.00	0.00	2,500.00	
Gutters, Drains & Sewers	6270	4,443.03	4,443.03	4,300.00	200.00	4,500.00	
Chimney Cleaning	6275	0.00	3,648.96	3,200.00	500.00	3,700.00	
Dryer Vent Cleaning	6276	1,318.00	1,318.00	1,400.00	0.00	1,400.00	
Window/Skylight Mtnce	6280	1,851.00	1,851.00	1,000.00	0.00	1,000.00	
Exterior Window Washing	6287	1,832.25	1,832.25	1,500.00	500.00	2,000.00	Includes Skylights
Parkade & Garage Doors	6290	1,765.36	2,100.00	1,100.00	400.00	1,500.00	
Bldg Envelope Mtnce	6292	1,890.00	1,890.00	5,000.00	7,000.00	12,000.00	Professional Inspection & Repairs
Signage	6295	2,184.89	2,184.89	1,500.00	1,000.00	2,500.00	
Total Ext Mtnce Repairs	6390	22,990.78	26,974.38	24,500.00	20,600.00	45,100.00	

Grounds & Gardens	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Landscaping Services	7010	14,446.43	21,141.12	20,000.00	1,000.00	21,000.00	Monthly Maintenance Service
Landscape Upgrades	7020	512.32	650.00	5,000.00	-2,500.00	2,500.00	
Gardens - Shrubs/Trees	7030	0	0.00	4,000.00	-4,000.00	0	Arborist, Tree Removal
Ground/Garden Supplies	7050	0	0	150	350.00	500	
Sprinklers	7060	914.20	1,255.80	2,200.00	800.00	3,000.00	Start up and Winterize
Hydrants	7065	80.5	80.5	100	0.00	100	Annual inspection & maintenance
Parking Lot Mtnce	7075	0.00	0.00	750	0.00	750	Power Wash Parkade every 2 yrs
Snow Removal	7080	0	0	500	1,000.00	1,500.00	
Total Grounds & Gardens:	7090	15,953.45	23,127.42	32,700.00	-3,350.00	29,350.00	

Recreation Center	Code	YTD	Projected to Budget		Proposed Change	Annual	
		30-Sep-10	31-Dec-10	From 2010	For 2011	For 2011	Explanation
Shared Facility		27,489.05	22,422.32	11,699.00	4,372.96	16,071.96	Contribution to Woodridge
Shared Facility		7,277.92	22,353.27	22,353.24	3,887.26	26,240.50	Contribution to Cypress
Total Shared Facilities	5799	44,775.59	34,052.24		8,260.22	42,312.46	

Total Revenue		257,858.62	346,958.49	343,111.32	55,851.14	398,962.46	
Total Operating Expenses	8990	183,184.19	293,292.05	273,111.32	25,851.14	298,962.46	
Balance Before Reserves		74,674.43	53,666.44	70,000.00	81,702.28	100,000.00	

Transf to Conting Fund	9510	15,000.00	20,000.00	20,000.00	30,000.00	50,000.00
Transf to Spec Levy Fund	9525	7,500.00	10,000.00	10,000.00	10,000.00	20,000.00 Re-Piping Project
Transf to Spec Proj Fund	9530	30,000.00	40,000.00	40,000.00	-10,000.00	30,000.00 Exterior Building Project
Total Reserves		52,500.00	70,000.00	70,000.00	30,000.00	100,000.00

NET SURPLUS (DEFICIT)	9990	22,174.43	-16,333.56	0.00	51,702.28	0.00
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Annual Strata Fees	276,302.46	Total Aggregate	<u>9022</u>
Annual CRF Contributions	100,000.00		
Total Annual Contributions	<u>376,302.46</u>		
	151,670.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2011 Monthly		2011 Total Monthly Fees
				Operating Contributions	2011 CRF Contributions	
2	101-7511	83	0.009199734	211.83	99.66	288.49
3	102-7511	95	0.010529816	242.45	87.75	330.20
4	103-7511	82	0.009088894	209.27	75.74	285.01
1	104-7511	97	0.010751496	247.56	89.60	337.15
5	105-7511	73	0.008091332	186.30	67.43	253.73
11	106-7511	85	0.009421414	216.93	78.51	295.44
6	107-7511	83	0.009199734	211.83	76.66	288.49
10	108-7511	85	0.009421414	216.93	78.51	295.44
9	109-7511	88	0.009753935	224.59	81.28	305.87
8	110-7511	84	0.009310574	214.38	77.59	291.97
7	111-7511	90	0.009975615	229.69	83.13	312.82
40	112-7531	90	0.009975615	229.69	83.13	312.82
39	113-7531	63	0.006982931	160.78	58.19	218.97
38	114-7531	88	0.009753935	224.59	81.28	305.87
37	115-7531	84	0.009310574	214.38	77.59	291.97
41	116-7531	84	0.009310574	214.38	77.59	291.97
36	117-7531	84	0.009310574	214.38	77.59	291.97
42	118-7531	73	0.008091332	186.30	67.43	253.73
35	119-7531	90	0.009975615	229.69	83.13	312.82
43	120-7531	82	0.009088894	209.27	75.74	285.01
34	121-7531	84	0.009310574	214.38	77.59	291.97
44	122-7531	109	0.012081578	278.18	100.68	378.86
33	123-7531	63	0.006982931	160.78	58.19	218.97
32	124-7531	88	0.009753935	224.59	81.28	305.87
31	125-7531	64	0.007093771	163.34	59.11	222.45
30	126-7531	90	0.009975615	229.69	83.13	312.82

84	129-7651	87	0.009643095	222.03	80.36	302.39
83	130-7651	83	0.009199734	211.83	76.66	288.49
82	131-7651	92	0.010197295	234.79	84.98	319.77
81	132-7651	71	0.007869652	181.20	65.58	246.78
85	133-7651	106	0.011749058	270.52	97.91	368.43
80	134-7651	86	0.009532254	219.48	79.44	298.92
86	135-7651	82	0.009088894	209.27	75.74	285.01
79	136-7651	84	0.009310574	214.38	77.59	291.97
78	137-7651	88	0.009753935	224.59	81.28	305.87
77	138-7651	85	0.009421414	216.93	78.51	295.44
76	139-7651	90	0.009975615	229.69	83.13	312.82
13	201-7511	83	0.009199734	211.83	76.66	288.49
14	202-7511	95	0.010529816	242.45	87.75	330.20
15	203-7511	82	0.009088894	209.27	75.74	285.01
12	204-7511	97	0.010751496	247.56	89.60	337.15
16	205-7511	73	0.008091332	186.30	67.43	253.73
22	206-7511	85	0.009421414	216.93	78.51	295.44
17	207-7511	84	0.009310574	214.38	77.59	291.97
21	208-7511	85	0.009421414	216.93	78.51	295.44
20	209-7511	88	0.009753935	224.59	81.28	305.87
19	210-7511	84	0.009310574	214.38	77.59	291.97
18	211-7511	90	0.009975615	229.69	83.13	312.82
57	212-7531	90	0.009975615	229.69	83.13	312.82
56	213-7531	63	0.006982931	160.78	58.19	218.97
55	214-7531	88	0.009753935	224.59	81.28	305.87
54	215-7531	84	0.009310574	214.38	77.59	291.97
58	216-7531	85	0.009421414	216.93	78.51	295.44
53	217-7531	86	0.009532254	219.48	79.44	298.92
59	218-7531	73	0.008091332	186.30	67.43	253.73
52	219-7531	90	0.009975615	229.69	83.13	312.82
60	220-7531	82	0.009088894	209.27	75.74	285.01
51	221-7531	84	0.009310574	214.38	77.59	291.97
50	222-7531	88	0.009753935	224.59	81.28	305.87
49	223-7531	62	0.00687209	158.23	57.27	215.50
61	224-7531	115	0.012746619	293.49	106.22	399.72
48	225-7531	63	0.006982931	160.78	58.19	218.97

47	226-7531	88	0.009753935	224.59	81.28	305.87
46	227-7531	64	0.007093771	163.34	59.11	222.45
45	228-7531	90	0.009975615	229.69	83.13	312.82
95	229-7651	87	0.009643095	222.03	80.36	302.39
94	230-7651	83	0.009199734	211.83	76.66	288.49
93	231-7651	92	0.010197295	234.79	84.98	319.77
92	232-7651	71	0.007869652	181.20	65.58	246.78
96	233-7651	107	0.011859898	273.08	98.83	371.91
91	234-7651	86	0.009532254	219.48	79.44	298.92
97	235-7651	84	0.009310574	214.38	77.59	291.97
90	236-7651	84	0.009310574	214.38	77.59	291.97
89	237-7651	88	0.009753935	224.59	81.28	305.87
88	238-7651	85	0.009421414	216.93	78.51	295.44
87	239-7651	90	0.009975615	229.69	83.13	312.82
24	301-7511	86	0.009532254	219.48	79.44	298.92
23	302-7511	97	0.010751496	247.56	89.60	337.15
25	303-7511	73	0.008091332	186.30	67.43	253.73
29	304-7511	85	0.009421414	216.93	78.51	295.44
26	305-7511	84	0.009310574	214.38	77.59	291.97
28	306-7511	85	0.009421414	216.93	78.51	295.44
27	307-7511	85	0.009421414	216.93	78.51	295.44
71	312-7531	98	0.010862337	250.11	90.52	340.63
70	313-7531	88	0.009753935	224.59	81.28	305.87
69	314-7531	84	0.009310574	214.38	77.59	291.97
72	315-7531	85	0.009421414	216.93	78.51	295.44
68	316-7531	86	0.009532254	219.48	79.44	298.92
73	317-7531	73	0.008091332	186.30	67.43	253.73
67	318-7531	90	0.009975615	229.69	83.13	312.82
74	319-7531	82	0.009088894	209.27	75.74	285.01
66	320-7531	84	0.009310574	214.38	77.59	291.97
65	321-7531	88	0.009753935	224.59	81.28	305.87
64	322-7531	62	0.00687209	158.23	57.27	215.50
75	323-7531	109	0.012081578	278.18	100.68	378.86
63	324-7531	90	0.009975615	229.69	83.13	312.82
62	325-7531	93	0.010308136	237.35	85.90	323.25
104	329-7651	84	0.009310574	214.38	77.59	291.97

103	330-7651	92	0.010197295	234.79	84.98	319.77
102	331-7651	71	0.007869652	181.20	65.58	246.78
105	332-7651	107	0.011859898	273.08	98.83	371.91
101	333-7651	86	0.009532254	219.48	79.44	298.92
106	334-7651	84	0.009310574	214.38	77.59	291.97
100	335-7651	84	0.009310574	214.38	77.59	291.97
99	336-7651	88	0.009753935	224.59	81.28	305.87
98	337-7651	86	0.009532254	219.48	79.44	298.92
		9022	100%	23,025.21	8,333.33	31,358.54

STRATA PLAN NW 2050
SUMMARY OF RESERVES

Presented in Accordance with Regulations 6.6 & 6.7 of the Strata Property Act

	Estimated Jan. 1, 2010 to Dec. 31, 2010	Estimated Jan. 1, 2011 to Dec. 31, 2011
CONTINGENCY RESERVE FUND		
Contingency Reserve Balance (Beginning of Year)	78,661.40	88,881.09
Transfer to Contingency Reserve (Current Year)	20,000.00	50,000.00
Expended from Contingency Reserve (AGM Resolutions)	0.00	0.00
Expended from Contingency Reserve (Legal Costs)	-10,300.31	0.00
Contingency Reserve Interest (est.)	520.00	800.00
TOTAL CONTINGENCY RESERVES (End of Period)	88,881.09	139,681.09
SPECIAL LEVY FUND (PIPING)		
Levy Reserve Balance (Beginning of Period)	10,033.58	20,233.58
Transfer to Levy Reserve (Current Year)	10,000.00	20,000.00
Expended from Levy Reserve	0.00	0.00
Deposited to Levy Fund (Insurance Proceeds)	0.00	0.00
Levy Reserve Interest (est.)	200.00	400.00
TOTAL LEVY FUND (PIPING)	20,233.58	40,633.58
SPECIAL PROJECT FUND (Exterior Building Project)		
Special Project Fund (Beginning of Period)	275,512.09	354,745.05
Transfer to Special Project Fund	90,000.00	30,000.00
Expend from Special Project Fund	-12,756.67	0.00
Fund Interest (est.)	1,989.63	1,000.00
TOTAL SPECIAL PROJECT FUND (Exterior Building Project)	354,745.05	385,745.05
OPERATING RESERVES		
Operating Fund (Beginning of Period)	8,954.66	9,031.41
Shared facilities surplus	16,410.31	2,974.18
Projected Operating Surplus (Deficit)	-16,333.56	0.00
TOTAL OPERATING RESERVE (End of Period)	9,031.41	12,005.59
TOTAL RESERVES	472,891.13	578,065.31

	A	B	C	D	E	F	G	H
1	Cypress Point Shared Facilities Budget for 2011							
2		YTD	Projected to	Budget	Propose	Annual		
3	REVENUES	Code	30 Sep 10	31 Dec 10	From 2010	For 2011	For 2011	Explanation
4	Contribution - NW1868 Ashford	4172	10124.09	13498.74	13498.75		15846.18	
5	Contribution - NW 2050 Cypress ABC	4172	16764.93	22353.24	22353.24		26240.50	
6	Contribution - NW2090 Cypress D	4172	7908.57	10544.70	10544.70		12378.44	
7	Contribution - NW1942 Woodridge	4172	22303.71	29738.32	29738.32		34909.88	
8	Recreation Room Rental	4400	450.00	600.00	600.00		600.00	Pavilion Lounge
9	Interest Income	4580	80.90	110.00	160.00		110.00	
10	Total Revenues:		57632.20	76845.00	76895.01		90085.00	
11								
12		YTD	Projected to	Budget	posed Ch	Annual		
13	EXPENSES	Code		From 2010	For 2011	For 2011		Explanation
14	Bank Charges	5030	123.88	170.00	145.00		175.00	
15	Insurance	5100	6389.69	9000.00	10300.00		10500.00	
16	Insurance Claims/Deductibles	5120	0.00	0.00	0.00		0.00	
17	Recreation Centre Management Expenses	5400	3864.45	5200.00	5500.00		5800.00	
18	EI	5420	38.75	55.00	0.00		60.00	
19	CPP	5430	0.00	0.00	0.00		0.00	
20	Pest Control	6040	223.30	225.00	0.00		300.00	
21	Electrical Repairs	6165	764.79	765.00	300.00		300.00	
22	Security Service	6190	8792.70	12000.00	12500.00		13000.00	
23	Plumbing	6210	382.21	550.00	2000.00		2000.00	
24	Water Leaks	6211	0.00	0.00	1000.00		500.00	
25	Locks & Keys	6220	657.43	900.00	2500.00		1000.00	
26	Gardening (pool area)	7010	1536.17	2050.00	1600.00		2000.00	
27	Recreation Centre Management Other	7105	1814.03	2268.75	2500.00		2500.00	
28	Pool & Spa Chemicals	7110	878.44	950.00	1500.00		1500.00	
29	Pool Maintenance	7115	4466.70	5500.00	5500.00		5500.00	7 Day Service
30	Pool/Spa Repairs	7117	1297.88	1297.88	2500.00		2500.00	
31	Pool Permits	7120	133.33	133.33	200.00		200.00	
32	Games Room	7122	0.00	0.00	200.00		200.00	
33	Janitorial	7125	4828.08	6600.00	6800.00		7000.00	
34	Cleaning Supplies	7127	176.63	250.00	250.00		250.00	
35	General Maintenance	7130	6625.13	10000.00	10000.00		25000.00	
36	Electricity	7155	3089.11	4200.00	4400.00		4500.00	
37	Natural Gas	7157	2581.00	3600.00	4200.00		4300.00	
38	Satellite Dish	7160	857.15	1000.00	3000.00		1000.00	
39								
40	Total Recreation Centre Expenses	7190	49520.85	66714.96	76895.00		90085.00	
41								
42								
43	Total Operating Revenue		57632.20	76845.00	76895.01	0.00	90085.00	
44	Total Operating Expenses		49520.85	66714.96	76895.00	0.00	90085.00	
45	Balance Before Reserves		8111.35	10130.04	0.01	0.00	0.00	

**STRATA PLAN NW 1942 - SHARED FACILITIES
PROPOSED 2011 OPERATING BUDGET**

Fiscal Year: January 1st to December 31st

CHART CODE	DESCRIPTION	SEPTEMBER ACTUAL 2010	ESTIMATED YE W/ ACCRUALS	APPROVED 2010 BUDGET	PROPOSED 2011 BUDGET
REVENUES					
420000	NW 1942 - Woodridge Estates	11,671	15,562	15,562	21,381.83
420500	NW 1868 - Ashford Place	5,298	7,064	7,064	9,705.58
422000	NW 2050 - Cypress Point	4,139	11,699	11,699	16,071.96
421000	Cypress D	8,774	5,519	5,519	7,581.63
422500	Interest	82	100	150	125
TOTAL REVENUES		29,965	39,944	39,994	54,866
EXPENSES					
ADMINISTRATIVE EXPENSES					
511000	Mangement / Administration	-	-	-	2,016
513000	Photos / Postage / Couriers	15	150	350	200
514200	Insurance	5,560	7,414	7,414	4,800
TOTAL ADMINISTRATIVE EXPENSES		5,576	7,564	7,764	7,016
UTILITIES					
531100	BC Hydro Electricity	7,627	8,500	8,500	8,500
TOTAL UTILITIES		7,627	8,500	8,500	8,500
BUILDING MAINTENANCE					
540800	Janitorial	5,174	7,150	7,150	7,150
TOTAL BUILDING MAINTENANCE		5,174	7,150	7,150	7,150
RECREATION CENTRE					
580500	Maintenance / Salaries	6,231	8,600	8,600	8,600
581500	General Maintenance	2,733	3,300	3,000	13,000
581650	Jacuzzi & Sauna	150	2,200	2,780	2,000
583300	Exercise Equipment	112	1,000	1,500	7,500
584400	Chemicals	698	850	500	900
584700	Supplies	150	200	200	200
TOTAL RECREATION CENTRE		10,074	16,150	16,580	32,200
TOTAL EXPENSES		28,451	39,364	39,994	54,866
NET SURPLUS / (DEFICIT)		1,514	580	-	-

SPECIAL RESOLUTION "A"

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

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

.....

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

The Owners of Strata Plan NW2050 approve leaving the 2010 year-end accumulated fund surplus in the operating account / transferring the 2010 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 _____, 2011 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 _____, 2011.

.....

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

The Owners of Strata Plan NW2050 approve paying to the Shared Facility Partners the 2010 year-end accumulated fund surplus in the Cypress Shared Facilities operating account / invoicing the Shared Facility Partners for the 2010 year end accumulated deficit.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2011 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 amend Bylaw 1.6 regarding parking, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

.....

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

The Owners of Strata Plan NW2050 approve the amendment to Bylaw 1.1.6 to read as follows: "A Resident shall not park in visitors or reserved parking at any time, unless a temporary pass is displayed."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2011 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 amend Bylaw 5.3 f), therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

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

The Owners of Strata Plan NW2050 amends Bylaw 5.3 f) to read as follows:

"An owner shall not leave anything in the lobbies, except books, magazines, and locally delivered newspapers, which are to be left neatly on the tables provided."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2011 in the presence of:

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 move the Realtor signs, therefore, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

.....

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

The Owners of Strata Plan NW2050 approve moving the Realtor signs to a forward position to allow a clear view.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2011 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 would like to proceed with the purchase of new appliances for the Pavilion Lounge, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

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

The Owners of Strata Plan NW2050 approve the purchase of five Frigidaire stainless steel appliances (Fridge FFHT1826LS; Range CFEF3048LS; Dishwasher FFBD2407LS and Microwave and Hood Fan CGMV174KFin the amount of \$2,071.50 to be paid for from the 2010 Shared Facility Budget.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2011 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 proceed to purchase a heavy duty Treadmill for the Exercise room, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

.....

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

The Owners of Strata Plan NW2050 approve the purchase of a 'Vision Fitness 9800S" Heavy Duty Treadmill (Protective Mat included) for the price of \$4,732.00 to be paid from the 2010 Shared Facility Budget.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2011 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 would like permission to remove all of the various flooring from the Pavilion Lounge and have the concrete cleaned and polished, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2011.

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

The Owners of Strata Plan NW2050 give permission to the Strata Council to remove all flooring in the lounge and proceed to have the concrete surface cleaned and polished.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2011 in the presence of:

Strata Council Member

Strata Council Member

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 January 19, 2011.**

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 January 19, 2011

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"			

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 _____ 2011.

CYPRESS POINT RAFFLE

DATE: WEDNESDAY, JANUARY 19, 2011

TIME: AT THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND
AS YOU ENTER DROP IT 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 #: _____