

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, OF STRATA PLAN
LMS 1872 – PARIS PLACE, HELD ON SATURDAY, APRIL 1, 2006 AT 10 AM
3RD FLOOR, MEETING ROOM, 183 KEEFER PLACE, VANCOUVER, BC**

PRESENT 77 Strata Lots in Person/By Proxy
77 Total Strata Lots represented

SITE MANAGER: Del Wordofa

MANAGING AGENT: Allan Landa – Senior Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

CALL TO ORDER

Council Vice-President, Tim Turner, called the meeting to order at 10:30 am.

The agenda was amended to reflect the following order of the meeting:

REPORTS FROM COUNCIL

Tim Turner, Council Vice-President, reported to the ownership an overview of the past year as follows:

It has been just over a decade since Paris Place was built and year 2005 was time to carry out some prudent preventative maintenance. The building envelope was given high priority and contractors were hired to inspect and repair where necessary caulking on the final 2 sides of the building and completely clean the building exterior. Half of this work has been completed satisfactorily and the remaining half was postponed to 2006 due to weather. This work is scheduled to resume in a couple of weeks.

All periodic preventative maintenances of electrical and mechanical equipment were carried out in a timely manner to ensure smooth building operation. Certain equipment, such as the main fire panel, an elevator drive unit, filtering equipment for the pool and few pumps had to be completely replaced in year 2005. Careful maintenance planning and budgeting is very important as time goes on.

As part of a long-term preventative maintenance, flushing of the building main sanitary pipes, infrared scanning of all electrical panels and cleaning of air duct coils were carried out for the first time in the building's history.

The location of P1-P2 gate and the position of the card reader were causing difficulty and two gates replaced the old gate. The gates and the card reader were relocated to ease access to the parkade. We thank Henderson Development for contributing to pay for the cost of this work.

The parkade fans were rewired and configured for proper sequence of operation.

To furnish and further enhance the image of the lobby, a high quality leather sofa was purchased and installed in each of the two building lobbies.

Foggy windows have been replaced in 12 units. Please advise Del if you are experiencing window fogging in your unit.

We are in the process of obtaining quotations for Swimming pool and spa piping upgrade.

Councilperson Josh Hodgson presented an update on the Espania development.

Councilperson Paul Moores presented an update on the inter-tower committee (summarized below).

From a financial point of view, Paris Place is excellent with very healthy reserves in the cash operating and Contingency Reserve Fund accounts.

Paris Place is fortunate to be able to have a track record of not raising its maintenance fees and expects to continue that trend for the foreseeable future.

As reported by Councilperson Paul Moores, an inter-tower group meeting took place at 7 pm on March 28th and is summarized as follows:

The group discussed what a group like this could accomplish and what would be the benefits of it. There were discussions about joint tendering and how that could possibly reduce cost (e.g. fireplace and dryer duct cleanings). The group discussed the benefit of having a consolidated voice before city council on issues of interest, and whether or not it's too late to let the group's voice be heard on the Creekside Park issue.

Out of the meeting, the group decided to name itself the Keefer Group. All strata members in the three buildings are members of this group by default. The group discussed including non-council members as part of this group because it is essentially a community group. Because of the differing dates for the AGM's with the different stratas, the group won't meet next until June 2006.

AUDITED FINANCIAL STATEMENTS

The audited financial statements were omitted from the package; but copies that reflect the final figures from the Audit were handed out at the meeting.

MEETING PROCEDURES

The Property Manager confirmed that prior to meeting commencement; all Owners attending were signed in, voting cards issued and proxies certified. He further advised that of the 177 owners, the 77 present/proxy were entitled to vote. As a quorum had been established, the meeting was declared competent to proceed with business.

The Property Manager advised that the notice of this Annual General Meeting had been sent out in accordance with the provisions of the Strata Property Act.

APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

It was **MOVED/SECONDED** (#2502/414) to adopt the minutes of the Annual General meeting held March 30, 2005.

CARRIED

$\frac{3}{4}$ VOTE RESOLUTIONS

1) Amendment of Bylaw #28 – Selling of Strata Lots

IT WAS MOVED/SECONDED (#1902/#405) THAT BE IT RESOLVED by $\frac{3}{4}$ Vote Resolution that the Owners of Strata Corporation LMS 1872, Paris Place, agree that with respect to Bylaw 28, Selling of Strata Lots, that the current (b) be deleted and replaced and also to add subsection (c) and (d) to amend the current bylaw as follows:

- (b) During an “Open House” showings. Owners, occupants, or appointed representing agents are responsible for physically allowing any prospective buyer(s)/viewer(s) access to and from the building. All viewers must be fully escorted while on common property at all times.
- (c) Owners, occupants, or appointed representing agents must ensure prospective buyer(s)/viewer(s) depart the building after showings.
- (d) During “Open House” showings, owners, occupants, or appointed representing agents are responsible for the actions of prospective buyer(s)/viewer(s) while on Strata Premises.

MOTION CARRIED
(Unanimously)

2) Amendment of Bylaw #30 – Pets

IT WAS MOVED/SECONDED (#511/#414) THAT BE IT RESOLVED by 3/4 Vote Resolution that The Owners, LMS 1872, Paris Place, agree to add the following as point (b) – the numbering of bylaws under this section will be renumbered accordingly from (c) to (i):

- (b) Keep or allow admittance of pit bulls and or pit-bull crossbreeds within the strata plan.

MOTION DEFEATED
(26 opposed)

INSURANCE REPORT

The insurance cover note for the building was reviewed and attached to the Agenda package.

PRESENTATION OF THE PROPOSED 2006 OPERATING BUDGET

The Property Manager reviewed the proposed new Budget with the Owners. No increase in maintenance fees was called for. This budget also represents \$1,000 reimbursement travel for Council Vice-President, Tim Turner and costs for Council's annual Christmas dinner.

The owners requested an increase in 2006 salary paid to Strata Corporation employee Sinan Izzat to be funded by reduced spending in other areas at the Strata Council's discretion.

It was **MOVED\SECONDED** (#2502/#602) to adopt the proposed operating budget as presented, with 0% increase in fees.

CARRIED

ELECTION OF NEW STRATA COUNCIL

Nominations were taken resulting in the following candidates running for Council:

Tim Turner
Joshua Hodgson
Rita Lum
Dmitri Traktovenko
Carmen Leung
Paul Moores
Frank (Sanwon) Yoo

NEW BUSINESS

1) New Website

An owner has requested a better website wherein a forum can be created for owners' discussion. Council appreciates the feedback for the betterment of the website and will look into this matter.

ADJOURNMENT

There being no further business, it was **MOVED/SECONDED** (#711/#2502) to adjourn the meeting at 12:30 pm.

CARRIED

The next Council meeting is scheduled on Monday, May 29, 2006 at 6 pm.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.