

STRATA PLAN VR 879 - COPELAND
Minutes of the Council Meeting held on Wednesday, September 23, 2009
at 6:30 p.m. in unit 3440.

COUNCIL PRESENT: Ed Vanderhoeven
Johanna McLean
Ellen Fowler
Wallace Murray

ABSENT: Laara Sadiq, David Hobden

MANAGEMENT PRESENT: Sylvien Mak, Property Manager
PACIFIC QUORUM PROPERTIES INC.
sylvien@pacificquorum.com

1. CALL TO ORDER

The meeting was called to order at 6:37 p.m.

2. ADOPTION OF PREVIOUS MINUTES

It was *MOVED, SECONDED* (Ed/Wallace) and *CARRIED* to adopt the minutes of the September 23, 2009 Council Meeting as previously distributed.

3. FINANCE

It was *MOVED, SECONDED* (Johanna/Ed) and *CARRIED* to approve the September 2009 financial statement, as previously distributed. The Contingency Reserved Fund was standing at \$44,721 and the strata have a surplus of approximately \$5,051 as at September 30, 2009.

a. Arrears

The Council has reviewed the arrears and directed Pacific Quorum to continue sending letters to owners in arrears.

Special Assessment are scheduled to be payable every two (2) months.

Please keep your account up to date. To minimize the chance of missing a payment, please sign up for pre-authorized payment (PAP) option. You can download the PAP Form by visiting www.pacificquorum.com or contact Sylvien Mak or Inga Rabe for questions.

4. BUSINESS ARISING

a. Water Pressure Inspection

After consulting with several different plumbers, the Council has decided to replace all Pressure Reducing Valves (PRV) in the complex. There should be approximately 10 in total. The Council has directed Pacific Quorum to obtain quotes. Pacific Quorum will send a survey to all upstairs owners for them to identify the PRV in their crawl space. It is necessary for the Council and Management to know the exact number and locations of the PRV before quotes can be obtained.

b. Fireplace flue/chimney and dryer duct cleaning by Dickens Chimney

The fireplace flue/chimney and dryer ducts have been inspected and cleaned (if required) by Dickens Chimney on November 15, 2009 to Council's satisfaction. The Council and Management thanks owners' cooperation to make these yearly maintenance items possible.

c. Additional Speed Bumps

An additional quote from Superior Asphalt Paving was submitted to Council for \$1400 plus GST per speed bump – the same as the existing speed bumps. The Council will consider the possibility and necessity of installing new speed bumps and may include this item in the 2009-2010 Budget.

d. Down spout at unit 3472

Circle Property has re-installed the leaf catcher to Council's satisfaction.

e. Parking Plan

The Council has reviewed the draft Parking Plan proposed by Management and has approved to:

- Re-line mark the parking stalls to read “RESERVED #” and “VISITOR”;
- Install new parking signage around the complex;
- Arrange with Busters Towing so that upstairs owners are authorized to call Busters Towing to tow any vehicle(s) that occupies their designated stalls.

The new Parking Plan will come in force AFTER the parking stall is re-line marked in spring 2010.

f. Install a tap at 3468's carport for watering the garden

The Council has approved to award the job to the same plumbing company which will be installing the PRV for the strata complex.

g. Snow removal

A quote was submitted by Western International Contracting for a minimum of \$447 plus GST to clear snow on the driveway. Management will email Council once the quote from Superior Asphalt was received in order for Council to make a decision.

6. NEW BUSINESS

a. Sprinklers winterization

Jim Martino has winterized the sprinklers by purging the water out of the system to avoid frozen water cracking the pipes.

b. Roadway catch basins cleaning

Three roadway catch basins have been cleaned McRae's Environmental on November 4, 2009 for \$660 labour and \$110 disposal fee, both plus GST. The Council is satisfied with the work.

c. Burst supply line in a unit on the third block

Two quotes have been received from Easy Care Restoration and Circle Property to repair the water damage due to a burst supply line in a unit on the third block. The total loss was \$3,513.60 and the owner will be responsible for up to \$2,500 water damage deductible for the strata's insurance.

d. New Insurance Appraisal and Premium

The new building appraisal for insurance purpose was the same as last year at \$5,700,000. Coastal Insurance has submitted the new strata insurance premium at \$10,893 (8% increase) from December 31, 2009 to December 31, 2010.

IMPORTANT NOTICE

Owners please note that the water damage deductible for the strata has been increased from \$2,500 to \$5,000 as at December 31, 2009. Please notify your individual home insurance to reflect this increase in deductible.

e. Pacific Quorum's Online Service Request Form

Owners/Residents can now visit www.pacificquorum.com to submit a Service Request Form online for NON-EMERGENCY services only. All owners/residents are welcomed to try our new and convenient service offered by Pacific Quorum.

f. Budget & Annual General Meeting (AGM) discussion

The Council and Management have discussed the draft 2010-2011 Budget presented by Management. The Council has decided to schedule the AGM on February 8, 2010. The Council will review and approve the draft budget to be proposed at the AGM.

g. Water damage due to roof leak in a unit on the first block

Crown Roofing has been dispatched to investigate the roof leak. Management will follow up with Crown Roofing with the cause and necessary repair.

h. Slope roofs above the entrances and kitchens of the upstairs units

The Council has directed Pacific Quorum to contact Crown Roofing to obtain a quote to re-do the slope roofs above the entrances (approximately 8) and kitchens (approximately 5) of the upstairs units – these north facing slope roofs were not done by Crown Roofing during May 2009.

i. Council Member unwilling or unable to act

David Hobden has not participated for last three Council meetings, the Council has discussed and considered David unwilling or unable to act as a Council member. According to the bylaws, it was **MOVED**, **SECONDED** (Ed/Wallace) and **CARRIED** to approve that David Hobden is unable to act as a Council Member. The Council has decided not to appoint any new member at this moment.

8. NEXT MEETING

The next Council meeting has been scheduled on January 13, 2010 at 6:30pm at 3460.

9. ADJOURNMENT

There being no further business this meeting was adjourned at 9:24 p.m.

With the intension to reduce carbon footprint and cost, the Council asks owners to consider receiving minutes electronically. Owners who would like to receive minutes by email, please send your email address to Inga at inga@pacificquorum.com

please quote “ Copeland VR 879 Minutes Email List”

The Council and Management thank you in advance for your steps towards a friendly environment!

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

430-1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Telephone: (604) 685-3828 / Fax: (604) 685-3845

EMAIL ADDRESS: sylvien@pacificquorum.com

Please Note: The Real Estate Services Act Regulations require a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page.

STRATA PLAN VR 879 - COPELAND
Minutes of the Council Meeting held on Thursday, July 16, 2009
at 6:30 p.m. in unit 3440.

COUNCIL PRESENT:	Ed & Arlene Vanderhoeven Johanna McLean Wallace Murray Laara Sadiq
ABSENT:	Ellen Fowler, David Hobden
MANAGEMENT PRESENT:	Sylvien Mak, Property Manager PACIFIC QUORUM PROPERTIES INC. sylvien@pacificquorum.com

1. CALL TO ORDER

The meeting was called to order at 6:45 p.m.

2. INTRODUCTION OF NEW STRATA MANAGER

Sylvien Mak introduced herself to the Council as the new Strata Manager for the Copeland. Owners are encouraged to contact Sylvien at 604-685-3828 or via email: sylvien@pacificquorum.com or Inga Rabe, the Administrative Assistant regarding the Copeland.

3. ADOPTION OF PREVIOUS MINUTES

It was ***MOVED, SECONDED*** (Wallace/Johanna) and ***CARRIED*** to adopt the minutes of May 19, 2009, as previously distributed.

4. FINANCE

Johanna did an overview of the financials showing that all figures are in good standing reporting that the complex was under budget as of May 31, 2009 for \$1,997. It was ***MOVED, SECONDED*** (Johanna/Ed) and ***CARRIED*** to approve the April and May 2009 financial statements, as distributed.

a. Arrears

The Council has reviewed the arrears as presented by the Strata Manager, most owners with an outstanding balance were in default of the Special Assessment payable once every two months. The Council has directed Pacific Quorum to send reminder letters to the owners in arrears. The Council reminds owners to keep the account up to date. Please contact Pacific Quorum if you have any questions.

5. BUSINESS ARISING

a. Roof Project

Crown Roofing has finished the roof project to Council's satisfaction. The Council has approved payment to Crown Roofing as quoted. The Council has directed Pacific Quorum to contact Crown Roofing for a final inspection.

b. Water Pressure Inspection

Lazar Plumbing has investigated the low water pressure issue throughout the complex and suggested to replace all Pressure Reducing Valves (PRV) located in the crawl-spaces in some of the lower units. A verbal quote was received from Lazar Plumbing. The Council has directed Pacific Quorum to obtain more quotes.

c. Gutter Cleaning after Roof Completion

Crown Roofing has blown clean the gutters as promised. The Council has directed Pacific Quorum to obtain quotes for annual gutter cleaning from Precision Gutters and other quotes for service around October.

d. Dryer Duct Cleaning Quote Review

A quote was received, the Council has directed Pacific Quorum to obtain quotes from Dickens (together with fireplace cleaning) and Coit to clean the dryer ducts from exterior only.

e. Pressure Washing

Pressure washing was finished by Circle Property Service as per their quote. The Council was not satisfied with the work, however payment has been approved. The Council will not consider having the same company to power wash again.

f. Window Cleaning

Three quotes were received and the Council has decided to award the job to Panorama. Pacific Quorum will coordinate with the contractor.

g. Additional Speed Bumps

The Council has directed Pacific Quorum to obtain quotes for three additional speed bumps made by formed-asphalt and bolted-down rubber one. The Council will review the two options.

h. Broken curb

The Council has reviewed the quoted submitted and has approved to award the job to Curb 2000. Pacific Quorum will coordinate with the contractor.

i. Down spout at unit 3472

Circle Property Services has finished repairing the down spout. A leave catcher needed to be installed Pacific Quorum will contact Circle Property Services to install the leave catcher.

j. Financial question

Pacific Quorum has submitted the missing invoice to the Treasurer, the Council is satisfied.

k. Parking Plan

The Council has discussed the implementation of a parking rule based on the amended bylaw regarding parking.

6. NEW BUSINESS

a. Back gate vandalized

It was reported to Management that the back gate had been vandalized again, A-Pro Locksmith was being dispatched. The Council has approved to replace the handle with a deadbolt only lock to avoid further damage to the handle.

b. Fireplace cleaning

The Council has directed Pacific Quorum to obtain quotes to clean the wood burning fireplaces for approx. 14 units in the complex

c. Building clean up bin

An 18 yard waste bin has been ordered to be placed on site from July 17 until July 20 from BFI to facilitate owners for their summer clean up.

d. Strata BBQ

The Council decided to have the Annual Strata BBQ detailed as follows:

DATE: August 16, 2009 - Sunday

TIME: starting at 4:00PM

VENUE: Grassy area between Buildings 2 & 3

Hot dogs, hamburgers and beverages (non-alcoholic) will be supplied. Everyone in the complex is welcomed to join this wonderful get-together.

7. CORRESPONDENCE

a. Request to build a shed in the back yard

The Council has received a request to build a shed in the back yard. The Council has reviewed the request and directed Pacific Quorum to obtain additional information and documentation from the owner according to bylaw section 8.2(a) and (b):

8.2 An owner, as part of its application to the strata corporation for permission to alter common

property, limited common property or common assets, must:

(a) submit, in writing, detailed plans and description of the intended alternation;

(b) obtain all applicable permits, license and approval from the appropriate government authorities and provide copies to the strata council;

8. NEXT MEETING

The next Council meeting has been scheduled on September 23, 2009 at 6:30pm at 3460.

9. ADJOURNMENT

There being no further business this meeting was adjourned at 8:02 p.m.

With the intension to reduce carbon footprint and cost, the Council asks owners to consider receiving minutes electronically. Owners who would like to receive minutes by email, please send your email address to Inga at inga@pacificquorum.com please quote " Copeland VR 879 Minutes Email List"
The Council and Management thank you in advance for your steps towards a friendly environment!

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

430-1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Telephone: (604) 685-3828 / Fax: (604) 685-3845

EMAIL ADDRESS: sylvien@pacificquorum.com

Please Note: The Real Estate Services Act Regulations require a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page.

ATTENTION RESIDENTS

In case of an *Emergency* such as Fire, Theft, Crime
please call **9 1 1**

For All Other Emergencies
(i.e. Flood / Water Damage, Security), please contact
Pacific Quorum Properties Inc. at **604- 685-3828**

After hours, please stay calm, follow the emergency procedure on the
telephone recording, an attendant will be with you shortly.

For all regular repair & maintenance items contact:

Pacific Quorum Properties Inc.
#430 – 1200 West 73rd Ave, Vancouver, BC V6P 6G5

Property Manager: Sylvien Mak

Phone: 604-685-3828

e-mail: sylvien@pacificquorum.com

Fax: 604-685-3845

STRATA PLAN VR 879 - COPELAND
Minutes of the Council Meeting held on Tuesday, May 19, 2009
at 6:30 p.m. in unit 3440.

COUNCIL PRESENT: Ed/Arlene Vanderhoeven
Johanna McLean
David Hobden
Wallace Murray
Ellen Fowler

MANAGEMENT PRESENT: Ken Thompson, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER:

The meeting was called to order at 6:47 p.m.

2. ADOPTION OF PREVIOUS MINUTES:

It was:

MOVED AND SECONDED (Murray/McLean)

To adopt the minutes of January 23, 2009, as presented.

CARRIED

3. FINANCE:

Johanna did an overview of the financials showing that all figures are in good standing reporting that the complex was under budget as of March 31, 2009 for **\$1,659.00**.

It was:

MOVED AND SECONDED (McLean/Murray)

To adopt the December 2008/January/February/March 2009 financial statements, as presented.

CARRIED

4. BUSINESS ARISING:

a. Roof Project

The roof project is now underway. Crown Roofing is moving along on the project nicely. All owners are reminded that this is a weather permitting job. Crown Roofing hopes to have the roof repair for no longer than three weeks complete, but weather will determine this timeline.

b. Deck Repairs in #3428

The deck repairs at the above unit are now complete.

c. Water Pressure Inspection

It was noted that the water pressure problem within the complex has now been inspected by Lazar Plumbing. They are putting together a quote to clean and service all pressure valves within the complex.

d. Gutter Cleaning after Roof Completion

It was noted by Crown Roofing that they will clean out the gutters upon completion of the roofs.

e. Dryer Duct Cleaning Quote Review

Council reviewed one of the three quotes that have been requested for dryer duct cleaning. The pricing at this point is \$19.95 per dryer duct. Council will wait for the other two quotes and the Property Manager will forward the quotes to Council once they are obtained.

f. **Pressure Washing Quotes**

Two of three quotes have been obtained for the pressure washing. The pressure washing quote from Circle Property Services is still not received.

Note: During the completion of the minutes and the meeting, the quote from Circle Property Services was obtained. It has the lowest pricing of the three quotes. Council has provided the go ahead to Circle Property Services to do pressure washing for the complex.

g. **Window Cleaning Quote**

The Council decided to move forward with any quotes under \$800 for the entire complex. Council would like to see Old English Window Cleaning to complete this task. We are still waiting for Old English's quote.

h. **Speed Humps and Cracks in the Asphalt Repair Quotes**

It was noted that it is extremely expensive to add speed humps and repair cracks. Two quotes have been obtained, one from WinVan Paving and the other from Circle Property Services. Circle Property Services coming in at \$6,700 and WinVan Paving coming in at \$9,300. Council felt that these repair prices far exceed the budget and it has been decided that the repair will be revisited next year.

5. **NEW BUSINESS/CORRESPONDENCE**

REMINDER TO ALL OWNERS

Please be reminded to watch your speed within the complex as there are children and owners moving in and around the complex at all times.

a. **Capital Plan Addition**

Council reminded the Property Manager to add to the Capital Plan the following items: windows as well as caulking and sealing of decks in and around the complex.

b. **Down Spout at Unit#3472**

Down Spout at Unit #3472 needs to be re-routed. The Property Manager will have Circle Property Services to attend the site and review this issue.

c. **Financial Questions**

There are financial questions from Johanna McLean. She is looking for an invoice to go with the financials. The Property Manager will obtain this invoice and forward it to Johanna.

GARAGE SALE & BARBEQUE

Complex Garage Sale will be held on July 18, 2009
The Complex Barbeque will be held August 16, 2009

6. **ADJOURNMENT**

There being no further business this meeting was adjourned at 8:05 p.m.

THE NEXT COUNCIL MEETING WILL BE SCHEDULED.

Please Note: The Real Estate Services Act Regulations require a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page.

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
430-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Telephone: (604) 685-3828 / Fax: (604) 685-3845
EMAIL ADDRESS: ken@pacificquorum.com



PACIFIC QUORUM

Properties Incorporated

March 31, 2009

Dear Owner(s) of Strata Plan VR 879:

RE: ANNUAL GENERAL MEETING

Enclosed please find the Minutes of your recent Annual General Meeting held Tuesday, March 31, 2009. The operating budget was approved with **20% increase** in the monthly strata fees as well as the special assessment for the roof replacement - **\$44,000.00** was also approved. We are pleased to offer the following methods for payment of your strata fees and special levies.

A. STRATA FEE PAYMENT

(Pre-authorized Withdrawal from your Account)

If you are already on the PAP System, DO NOT DO ANYTHING as your strata fees will continue to be withdrawn automatically.

If you pay by way of posted dated cheques, it will be necessary to forward cheques in the new amount as well as the short fall amount.

B. SPECIAL ASSESSMENT – BY POST DATED CHEQUES

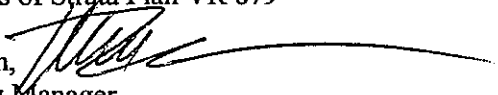
Please note that the special levy will not be automatically withdrawn from your bank account, unless specific instructions are provided. If you would like to pay by way of one time automatic withdrawal, please fill out the attached one time pre-authorized payment form and email/fax to Angela Stuart, Accounting Manager at accounting@pacificquorum.com/ 604-685-3845

Your cheques should be made payable to **'Strata Plan VR 879'** and mailed to our office at #430-1200 West 73rd, Avenue, Vancouver, BC V6P 6G5. Please ensure that your unit number is clearly marked in the "memo" section of your cheques.

C. VR 879 – COPELAND 2009/10 COUNCIL

- Ed Vanderhoeven
- Wallace Murray
- Ellen Fowler
- Laara Sadiq
- Johanna McLean
- David Hobden

Yours truly,
PACIFIC QUORUM PROPERTIES INC.
For the Owners of Strata Plan VR 879

Ken Thompson, 
Strata Property Manager

Suite 430 - 1200 West 73rd Avenue, Vancouver, BC V6P 6G5
Telephone (604) 685 3828 Facsimile (604) 685 3845

STRATA PLAN VR 879 – Copeland
Minutes of the Annual General Meeting
Held on Tuesday, March 31, 2009, at 7:00 p.m. at Champlain Heights Community Centre, Lounge

COUNCIL PRESENT:
Ed Vanderhoeven
David Hobden
Johanna McLean
Ellen Field
Fran Harrison
Wallace Murray
Laara Sadiq

MANAGEMENT PRESENT: Ken Thompson, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. **CALL TO ORDER:**
The meeting was called to order at 7:00 p.m.
2. **QUORUM REPORT**
The Property Manager certified that the 34 eligible strata lots were represented by 16 owners, 11 in person, and 5 by proxy; therefore a quorum was present and this meeting legal to proceed.
3. **OPENING REMARKS**
The Property Manager thanked all the owners present for coming to the Annual General Meeting and he addressed the items that will be discussed at tonight's meeting such as the roof replacement and the challenges that Council faced in 2008 including the roof leaks as well as other small projects in and around the complex.
4. **ADOPTION OF PREVIOUS GENERAL MEETING MINUTES:**
It was,
MOVED/SECONDED (McLean/Vanderhoeven)
To approve the minutes of the Annual General Meeting held on February 26, 2008.
CARRIED
5. **INSURANCE**
At this time the Property Manager provided an overview of the Corporation's insurance coverage, explaining areas covered, limits of coverage and deductibles covered through Coastal Insurance Services. The Property Manager would like to remind all owners regarding the importance of the coverage and that they should review their homeowner's policy to ensure complete coverage and protection through their insurance policy.

NOTICE

Also noted was the fact that owners may be responsible for the Strata's insurance deductible in the event of a claim which emanated from within the owners unit.
The current deductible for VR 879 of all Property, All Risks is \$1,000
The Water Damage deductible for VR 879 is \$2,500
The Backup of Sewers, Sumps, Septic Tanks or Drains deductible is \$2,500
Owners should investigate coverage for such deductible charge backs through their individual home owners' insurance broker.

6. **CONSIDERATION OF THE 2009/10 BUDGET**

The Property Manager reviewed the finances for the 2009/10 fiscal year and reviewed the budget with explanations on a line by line basis, explaining the need for the values of each item within the budget. A brief question and answer period ensued, the Property Manager answered questions surrounding the overall budget, costs as well as the 20% increase in strata fees.

It was:

MOVED/SECONDED (#3422/McLean)

To put the 2009/10 Budget to the floor for a vote

CARRIED, 17 for, 1 opposed

NOTICE – RE: STRATA FEES

With the passing of the new budget the new strata fee rates (see attached schedule)
are effective retroactively to February 1, 2009

and will be adjusted on the

May 1, 2009 Pre-Authorized Withdrawal

and will include the shortfall amount for February 2009 – April 2009.

If you pay by way of postdated cheques, it will be necessary to forward cheques in the new amount
as well as the shortfall amount.

7. **3/4 VOTE RESOLUTION #2 – ROOF REPLACEMENT SPECIAL LEVY - \$44,000.00**

A lengthy discussion ensued in regards to the need for the roof replacement at the Copeland. The Property Manager and the Council President spoke about that last year the complex was facing with four water penetration leaks from the roofs. There are roofs that still need to be done within the complex. Four quotes were obtained and the number figure presented tonight at the AGM was based on Crown Roofing, the contractor that provided the lowest price. This company has been in business for a hundred years and has done the previous roofing repairs for the Copeland; therefore, Council is very confident in their work.

It was:

MOVED/SECONDED (Harrison/Vanderhoeven)

To amend the dates within the proposed resolution for payment to be changed to May 1, July 1, and September 1, 2009

CARRIED

The amended resolution reads the following:

Be it resolved:

That the Owners, Strata Plan VR 879 approve an expenditure of \$ 44,000.00 (Forty Four Thousand Dollars) for the purpose of roof replacement in the building. Funding of this project will be derived from special assessment payments which will be allocated by way of unit entitlement from each strata lot in 3 payments due May 1, July 1, and September 1, 2009.

To complete the roofing project on time and within the summer months, the costs involved to pay the contractor will not be levied until July 2009 and September 2009, and they will be paid out of the contingency reserve fund as an inter fund loan and the loan will then be paid back upon receipt of levy funds.

It was:

MOVED/SECONDED (Harrison/Sadiq)

To put the amended 3/4 vote resolution #2 for a vote

CARRIED, 16 for, 1 opposed

NOTICE

With the passing of resolution #2 the special levy is due in **three instalments** on **May 1, July 1, and September 1, 2009.**

Please note that the levy will not be automatically withdrawn from your bank account, unless specific instructions are provided. If you would like to pay by way of automatic withdrawal, please fill out the attached one time preauthorized payment form and email or fax to Angela Stuart, Accounting Manager at:

accounting@pacificquorum.com/ 604-685-3845

If you pay by way of cheques, they should be made payable to VR 879 and submitted to Pacific Quorum Properties Inc. Please remember to include your unit number on the cheque.

8. NEW BUSINESS

a) AGM requests

There was a request from the ownership group for the Property Manager to put in the AGM minutes with an information page indicating all the changes to the strata fees and the due dates of the passed roofing special levy, how and when the fees need to be paid, and the listing of all the elected Council members within the complex. The Property Manager will attach all these information to the minutes upon mail out.

b) Water Pressure

It was noted that there are water pressure problems within the complex. Five units are experiencing low water pressure. Council has addressed this issue and requested the City to look into it. The City has told Council that there is no water pressure problem at the main and that they would need to bring a plumber for the individual pressure valves within these units. The Property Manager will work with Council to get a plumber in ASAP for the affected units.

9. ELECTION OF THE 2009/10 STRATA COUNCIL

The Property Manager took this opportunity to thank the 2008/09 Strata Council for all of their hard work. The Property Manager reminded all owners that Strata Council is a volunteer position and often thankless.

The 2008 Strata Council then stepped down and nominations were held for the 2009/10 Strata Council. The nominees were: Ed Vanderhoeven, Wallace Murray, Ellen Fowler, Laara Sadiq, Johanna McLean, and David Hobden

The Property Manager then announced all the nominees that would stand. The 2009/10 Strata Council was therefore elected as follows:

Ed Vanderhoeven
Wallace Murray
Ellen Fowler
Laara Sadiq
Johanna McLean
David Hobden

10. ADJOURNMENT

There being no further business this meeting was adjourned at 8:32 p.m.

NEXT COUNCIL MEETING: TO BE SCHEDULED.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

430-1200 West 73rd Avenue

Vancouver, BC V6P 6G5

Telephone: (604) 685-3828 / Fax: (604) 685-3845

E-mail: ken@pacificquorum.com

Feb/March
Apr 3931 +11293 =5058

COPELAND VR 879							
STRATA FEE SCHEDULE Effective February 1, 2009							
	\$85,337.57			1957	\$80,337.57	\$5,000.00	
STRATA LOT	UNIT	UNIT Entitlement	% TOTAL Unit Entitlement	2009 Total Strata Fee Due Monthly	Total Operating Expenses Component	Total Contingency Contribution Component	2009 Total Annual Fee
1	3402	135	3.32%	\$235.88	\$222.06	\$13.82	\$2,830.61
7	3404	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
2	3406	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
3	3408	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
8	3410	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
9	3412	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
4	3414	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
5	3416	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
10	3418	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
11	3420	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
6	3422	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
12	3424	113	2.78%	\$197.44	\$185.88	\$11.57	\$2,369.32
20	3426	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
13	3428	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
14	3430	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
21	3432	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
22	3434	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
15	3436	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
16	3438	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
23	3440	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
24	3442	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
17	3444	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
18	3446	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
25	3448	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
26	3450	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
19	3452	108	2.65%	\$188.71	\$177.65	\$11.06	\$2,264.49
27	3454	135	3.32%	\$235.88	\$222.06	\$13.82	\$2,830.61
33	3456	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
28	3458	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
29	3460	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
34	3462	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
35	3464	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
30	3466	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
31	3468	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
36	3470	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
37	3472	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
32	3474	108	2.65%	\$188.71	\$177.65	\$11.06	\$2,264.49
=	=	=	=	=	=	=	=
		4070	100.00%	7,111.46	6,694.80	416.67	85,337.57

COPELAND - Strata Plan VR 879						
SPECIAL ASSESSMENT SCHEDULE -				ROOF REPLACEMENT		
			\$44,000.00			
SL	UNIT	UNIT	TOTAL	DUE	DUE	DUE
#	Number	ENTITLEMENT	ASSESSMENT	MAY 1/09	JULY 1/09	SEP 1/09
1	3402	135	\$1,459.46	\$486.49	\$486.49	\$486.49
7	3404	104	\$1,124.32	\$374.77	\$374.77	\$374.77
2	3406	97	\$1,048.65	\$349.55	\$349.55	\$349.55
3	3408	97	\$1,048.65	\$349.55	\$349.55	\$349.55
8	3410	122	\$1,318.92	\$439.64	\$439.64	\$439.64
9	3412	122	\$1,318.92	\$439.64	\$439.64	\$439.64
4	3414	97	\$1,048.65	\$349.55	\$349.55	\$349.55
5	3416	97	\$1,048.65	\$349.55	\$349.55	\$349.55
10	3418	122	\$1,318.92	\$439.64	\$439.64	\$439.64
11	3420	104	\$1,124.32	\$374.77	\$374.77	\$374.77
6	3422	97	\$1,048.65	\$349.55	\$349.55	\$349.55
12	3424	113	\$1,221.62	\$407.21	\$407.21	\$407.21
20	3426	104	\$1,124.32	\$374.77	\$374.77	\$374.77
13	3428	97	\$1,048.65	\$349.55	\$349.55	\$349.55
14	3430	107	\$1,156.76	\$385.59	\$385.59	\$385.59
21	3432	122	\$1,318.92	\$439.64	\$439.64	\$439.64
22	3434	122	\$1,318.92	\$439.64	\$439.64	\$439.64
15	3436	97	\$1,048.65	\$349.55	\$349.55	\$349.55
16	3438	107	\$1,156.76	\$385.59	\$385.59	\$385.59
23	3440	122	\$1,318.92	\$439.64	\$439.64	\$439.64
24	3442	122	\$1,318.92	\$439.64	\$439.64	\$439.64
17	3444	97	\$1,048.65	\$349.55	\$349.55	\$349.55
18	3446	107	\$1,156.76	\$385.59	\$385.59	\$385.59
25	3448	122	\$1,318.92	\$439.64	\$439.64	\$439.64
26	3450	104	\$1,124.32	\$374.77	\$374.77	\$374.77
19	3452	108	\$1,167.57	\$389.19	\$389.19	\$389.19
27	3454	135	\$1,459.46	\$486.49	\$486.49	\$486.49
33	3456	104	\$1,124.32	\$374.77	\$374.77	\$374.77
28	3458	97	\$1,048.65	\$349.55	\$349.55	\$349.55
29	3460	107	\$1,156.76	\$385.59	\$385.59	\$385.59
34	3462	122	\$1,318.92	\$439.64	\$439.64	\$439.64
35	3464	122	\$1,318.92	\$439.64	\$439.64	\$439.64
30	3466	97	\$1,048.65	\$349.55	\$349.55	\$349.55
31	3468	107	\$1,156.76	\$385.59	\$385.59	\$385.59
36	3470	122	\$1,318.92	\$439.64	\$439.64	\$439.64
37	3472	104	\$1,124.32	\$374.77	\$374.77	\$374.77
32	3474	108	\$1,167.57	\$389.19	\$389.19	\$389.19
		4,070	\$44,000.00	\$14,666.67	\$14,666.67	\$14,666.68

Pre-Authorized Payment
AUTHORIZATION FOR ONE-TIME PAYMENT/ADJUSTMENT

Pacific Quorum Properties Inc.
430 – 1200 West 73rd Avenue, BC, V6P 6G5

Identification

Name of the Owner: LAPA SADIO / ROB LEWIS

Building Name: Copeland Strata Plan #: VR 879

Building Address: Copeland Avenue, Vancouver, BC V5S 4B6

Unit #: 3402 , Strata Lot #: 1

Adjustment Authorized:

1. *Special Assessment(s) as approved at the AGM/SGM dated _____
In accordance with the schedule of payment(s) and the due dates and amounts
recorded on the schedule for the above unit.*
- or,
2. *The amount of \$ _____, being a one-time payment on the above account.*

The undersigned hereby authorize PACIFIC QUORUM PROPERTIES INC. as Agents for the Owners to
withdraw the above listed amount(s) together with the regular monthly withdrawal amount
from the same bank account currently in use for pre-authorized payment of monthly fees.

ALL SIGNATURES off the depositor as shown on drawee records _____

Date Submitted: _____

FAX TO: 604-685-3845
EMAIL: accounting@pacificquorum.com
THIS AUTHORIZATION IS VALID ONLY
FOR THE DATE AND AMOUNTS STIPULATED ABOVE



February 20, 2009

To the Owners of *Copeland*
STRATA PLAN VR 879

Dear Owner(s):

RE: ANNUAL GENERAL MEETING

As the Managing Agent, we are pleased to attach formal notice of the **Annual General Meeting** of the Owners of Strata Plan VR 879 to be held on **Tuesday, March 31, 2009, at 7:00 p.m.** at the Lounge of the Champlain Heights Community Centre.

Pre-registration will begin at 6:30 p.m. and we respectfully request your early attendance in order that the meeting may commence on time.

At this Annual General Meeting, the Ownership will be presented with the 2009 Operating Budget, 3/4 vote resolution regarding the special levy for roof replacement, and election of the 2009 Strata Council.

Included in this package are the details of the above, an agenda and a proxy form.

Should you be unable to attend, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered owner, but must be appointed by the registered owner.

Please note that in accordance with Section 53(2) of the Strata Property Act and/or your Strata Corporation's Bylaws, only those owners whose monthly contributions are current may vote.

We therefore request that you review the attached information and should you have any questions, please do not hesitate to contact this office at ken@pacificquorum.com. We look forward to meeting with you on **March 31, 2009**.

Yours truly,
PACIFIC QUORUM PROPERTIES INC.
As Agents for VR 879 - *Copeland*

per:

A handwritten signature in black ink, appearing to be 'Ken Thompson', written over a horizontal line.

Ken Thompson
Property Manager

Attachments

PLEASE BRING THIS PACKAGE TO THE MEETING

February 20, 2009

To: The Owners, Strata Plan VR 879 - *Copeland*

From: **PACIFIC QUORUM PROPERTIES INC.**
430-1200 West 73rd Avenue
Vancouver, BC V6P 6G5

PLEASE TAKE NOTICE THAT an Annual General Meeting of Strata Plan VR 879 will be held:

Date & Time: **Tuesday, March 31, 2009**
7 p.m. - Registration 6:30 p.m.

Location: The Lounge of the Champlain Heights Community Centre
3350 Maquinna Drive, Vancouver

In order to vote an owner must be paid up in all arrears of maintenance, fines or other charges owing to the strata corporation. Cheques will not be accepted at the meeting unless certified. Owners may be represented by proxies - a blank proxy is attached for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

An Agenda for the meeting, along with some explanatory notes concerning voting procedures are enclosed herewith. Please read this material carefully prior to the meeting and bring it along with you to the meeting for reference.

1. **PURPOSE:** The purpose of the meeting is to present the Ownership with the 2009 Operating Budget, 3/4 vote resolution regarding the special levy for the roof replacement, and the election of the 2009 Strata Council.
2. **QUORUM:** In order to conduct business at the General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy. Failure to reach a quorum will result in the adjournment of the meeting and another meeting being held.
3. **VOTING:** Except in cases where, by or under the Strata Property Act, a unanimous resolution is required, no owner is entitled to vote at any General Meeting unless all contributions payable in respect to his/her strata lot have been duly paid. A voting card will be issued - one for each strata lot in good standing. To pass a Special resolution, 75 percent of those present, and eligible to vote, must vote in favour.
4. **PROXY:** An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either general or for a particular meeting. A proxy holder need not be an owner.

A G E N D A

**STRATA PLAN -- VR 879
Copeland**

**ANNUAL GENERAL MEETING
Thursday, March 31, 2009**

1. Call to Order.
Notice of Quorum
2. Opening Remarks
3. Adoption of Previous General Meeting Minutes
4. Insurance Overview
5. Consideration of the 2009/10 Operating Budget
6. 3/4 Vote Resolution #2 (Approval of \$44,000.00 for Roof Replacement in the building)
7. New Business
8. Election of 2009 Strata Council
9. Adjournment

Signa Insurance

deductible insurance?

upgrade insurance?

*- Ed
- Wallace
- Filer
- Lee
- Thomas
+
- Dave*

COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



Policy No. CVR 879

DECLARATIONS

Name of Insured:	The Owners of Strata Plan VR 879 - Copeland
Location Address:	3402 - 3474 Copeland Avenue, Vancouver, BC V5S 4B6
Additional Named Insured:	Pacific Quorum Properties Inc., 430 - 1200 West 73rd Avenue, Vancouver, BC V6P 6G5
Policy Period:	12/31/08 to 12/31/09 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS		Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES - STR09/06R			
All Property, All Risks, Guaranteed Replacement Cost, Bylaws		1,000	5,460,000
Water Damage		2,500	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		2,500	Included
Earthquake Damage		10%	Included
Flood Damage		10,000	Included
Key & Lock		250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada -	Residential	100	
Form 820000 (11/98)	Commercial	250	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102(Rev.11/98)			
Coverage A - Bodily Injury & Property Damage Liability	Per Occurrence	500	10,000,000
Products & Completed Operations	Aggregate	500	10,000,000
Coverage B - Personal Injury Liability	Per Occurrence	500	10,000,000
Coverage C - Medical Payments	Any One Person		2,500
	Per Occurrence		25,000
Coverage D - Tenants Legal Liability		500	500,000
Non-Owned Automobile - SPF #6 - Form 335002	Per Occurrence		10,000,000
Contractual Liability - SEF #96	Per Occurrence	500	50,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99	Per Occurrence		10,000,000
Limited Pollution Liability Coverage	Aggregate		1,000,000
Employee Benefit Liability - Form 000200	Aggregate	1,000	1,000,000
Advertising Liability - Form 000117	Per Occurrence		500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2(04/01) Claims Made Form			2,000,000
Condominium Discrimination Defense Costs	Per Occurrence	500 Retention	10,000
	Aggregate	500 Retention	25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP(05/04)			
Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		10,000 Retention	1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN Form 9224344- Plan II			
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		7 Day Waiting Period	100,000
Accident Expenses - various up to \$5,000 (see policy wording) Dental Expense - \$2,500			
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Form 500000 (Rev.01/2000)			
I Employee Dishonesty - Form A			25,000
II Loss Inside the Premises			10,000
III Loss Outside the Premises			5,000
IV Money Orders and Counterfeit Paper Currency			5,000
V Depositors Forgery			5,000
EQUIPMENT BREAKDOWN			
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016(02/06)		1,000	5,460,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)		1,000	10,000
III Extra Expense - Form C780033 (02/06)		24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)		24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This Policy contains a clause(s), which may limit the amount payable.

This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

Ch. Valpette
President
Coastal Insurance Services Ltd.

Balance Sheet (Accrual)
VR 879 Copeland - (vr879)
January 2009

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ASSETS

Bank - Operating Funds	3,376.85
Bank - Contingency Reserve Account	38,773.87
CRF - Interfund Loan (Insurance)	10,001.00
Acct Receivable - Fees/Levy	167.72
Prepaid Insurance	9,167.58

TOTAL ASSETS	<u><u>61,487.02</u></u>
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LIABILITIES & EQUITY

Liabilities	
Accounts Payable	2,200.85
Interfund Loan	10,001.00

Total Liabilities	<u>12,201.85</u>
--------------------------	------------------

Equity	
Surplus (Deficit)	-893.85
Pr Year Surplus(Deficit)	1,404.15
Contingency Reserve Fund	48,774.87

Total Equity	<u>49,285.17</u>
---------------------	------------------

TOTAL LIABILITIES & EQUITY	<u><u>61,487.02</u></u>
---------------------------------------	-------------------------

Budget Comparison Cash Flow (Accrual)
VR 879 Copeland - (vr879)
January 2009

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Strata Fees	5,926.22	5,926.25	-0.03	0.00	71,114.64	71,115.00	-0.36	0.00	71,115.00
3120 Interest	11.04	0.00	11.04	0	256.48	0.00	256.48	0	0.00
3125 Miscellaneous	0.00	0.00	0.00	0	4.27	0.00	4.27	0	0.00
3131 Surplus Allocation	833.33	833.37	-0.04	0.00	9,999.96	10,000.00	-0.04	0.00	10,000.00
TOTAL INCOME	6,770.59	6,759.62	10.97	0.16	81,375.35	81,115.00	260.35	0.32	81,115.00
EXPENSES									
4210 Wages & Benefits	0.00	216.63	216.63	100.0	17.02	2,600.00	2,582.98	99.35	2,600.00
4215 Bank Charges	106.28	29.13	-77.15	-264.8	819.02	350.00	-469.02	-134.0	350.00
4220 Management Fees	887.25	689.00	-198.25	-28.77	10,647.00	8,268.00	-2,379.00	-28.77	8,268.00
4225 Administration/Misc	87.23	91.63	4.40	4.80	791.47	1,100.00	308.53	28.05	1,100.00
4230 Electricity	112.04	75.00	-37.04	-49.39	605.73	900.00	294.27	32.70	900.00
4235 Water & Sewer	0.00	833.37	833.37	100.0	8,999.41	10,000.00	1,000.59	10.01	10,000.00
4240 Waste Disposal/Recycling	222.80	308.37	85.57	27.75	3,120.94	3,700.00	579.06	15.65	3,700.00
4245 Supplies	0.00	16.63	16.63	100.0	465.90	200.00	-265.90	-132.9	200.00
4250 Landscaping	1,071.00	1,166.63	95.63	8.20	14,816.00	14,000.00	-816.00	-5.83	14,000.00
4255 Repairs & Maintenance	4,980.96	2,173.50	-2,807.46	-129.1	27,434.93	26,082.00	-1,352.93	-5.19	26,082.00
4260 Insurance	833.42	763.75	-69.67	-9.12	9,816.82	9,165.00	-651.82	-7.11	9,165.00
4265 Insurance Appraisals	0.00	62.50	62.50	100.0	735.00	750.00	15.00	2.00	750.00
Total Operating Expenses	8,300.98	6,426.14	-1,874.84	-29.18	78,269.24	77,115.00	-1,154.24	-1.50	77,115.00
4590 Contingency Reserve Fund	333.33	333.37	0.04	0.01	3,999.96	4,000.00	0.04	0.00	4,000.00
TOTAL EXPENSE	8,634.31	6,759.51	-1,874.80	-27.74	82,269.20	81,115.00	-1,154.20	-1.42	81,115.00
NET INCOME	-1,863.72	0.11	-1,863.83	-1,694	-893.85	0.00	-893.85	0	0.00
CASH FLOW	-1,863.72	0.11	-1,863.83	-1,694	-893.85	0.00	-893.85	0	0.00
Beginning Cash	0.00								
Ending Balance	0.00								

PROPOSED BUDGET FOR COPELAND, VR 879

20%

		2008/2009	Actual	2009/2010
		APPROVED	Year To Date	APPROVED
		BUDGET	Jan 28/2009	BUDGET
REVENUE				
3110	Strata Fees	\$ 71,115.00	\$ 71,114.64	\$ 85,337.57
3120	Bank Interest	\$ -	\$ 245.44	\$ 200.00
3131	PR Years Surplus (Deficit)	\$ 10,000.00	\$ 9,999.96	\$ -
3125	Miscellaneous	\$ -	\$ 4.27	\$ -
3135	Fines	\$ -	\$ -	\$ -
	Sub-Total	\$ 81,115.00	\$ 81,364.31	\$ 85,537.57
EXPENSES				
Administration				
4210	Wages & Benefits	\$ 2,600.00	\$ 17.02	\$ 2,600.00
4215	Bank Charges	\$ 350.00	\$ 712.74	\$ 400.00
4220	Management Fees	\$ 8,268.00	\$ 10,647.00	\$ 11,176.20
4225	Administration	\$ 1,100.00	\$ 719.99	\$ 1,100.00
	Sub-Total	\$ 12,318.00	\$ 12,096.75	\$ 15,276.20
Utilities				
4230	Electric	\$ 900.00	\$ 605.73	\$ 900.00
4235	Water & Sewer	\$ 10,000.00	\$ 8,999.41	\$ 10,000.00
4240	Waste Removal/Recycling	\$ 3,700.00	\$ 3,120.94	\$ 3,700.00
	Sub-Total	\$ 14,600.00	\$ 12,726.08	\$ 14,600.00
Repairs & Maintenance				
4250	Landscaping	\$ 14,000.00	\$ 14,816.00	\$ 14,700.00
4255	R & M Building Maintenance	\$ 26,082.00	\$ 27,358.77	\$ 25,960.37
4260	Insurance	\$ 9,165.00	\$ 8,983.40	\$ 10,001.00
4265	Insurance Appraisal	\$ 750.00	\$ 735.00	\$ -
4270	Audit Fee	\$ -	\$ -	\$ -
4245	Supplies	\$ 200.00	\$ 465.90	\$ -
	Sub-Total	\$ 50,197.00	\$ 52,359.07	\$ 50,661.37
	Total Expenses	\$ 77,115.00	\$ 77,181.90	\$ 80,537.57
2095	Contingency	\$ 4,000.00	\$ 3,999.96	\$ 5,000.00
	TOTAL	\$ 81,115.00	\$ 81,181.86	\$ 85,537.57
	BALANCE	\$ -	\$ 182.45	\$ -

20% = 2000
14,000
range
N



COPELAND VR 879							
STRATA FEE SCHEDULE Effective February 1, 2009							
	\$85,337.57				\$80,337.57	\$5,000.00	
STRATA LOT	UNIT	UNIT Entitlement	% TOTAL Unit Entitlement	2009 Total Strata Fee Due Monthly	Total Operating Expenses Component	Total Contingency Contribution Component	2009 Total Annual Fee
1	3402	135	3.32%	\$235.88	\$222.06	\$13.82	\$2,830.61
7	3404	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
2	3406	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
3	3408	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
8	3410	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
9	3412	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
4	3414	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
5	3416	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
10	3418	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
11	3420	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
6	3422	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
12	3424	113	2.78%	\$197.44	\$185.88	\$11.57	\$2,369.32
20	3426	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
13	3428	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
14	3430	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
21	3432	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
22	3434	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
15	3436	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
16	3438	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
23	3440	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
24	3442	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
17	3444	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
18	3446	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
25	3448	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
26	3450	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
19	3452	108	2.65%	\$188.71	\$177.65	\$11.06	\$2,264.49
27	3454	135	3.32%	\$235.88	\$222.06	\$13.82	\$2,830.61
33	3456	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
28	3458	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
29	3460	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
34	3462	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
35	3464	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
30	3466	97	2.38%	\$169.49	\$159.56	\$9.93	\$2,033.84
31	3468	107	2.63%	\$186.96	\$176.01	\$10.95	\$2,243.52
36	3470	122	3.00%	\$213.17	\$200.68	\$12.49	\$2,558.03
37	3472	104	2.56%	\$181.72	\$171.07	\$10.65	\$2,180.62
32	3474	108	2.65%	\$188.71	\$177.65	\$11.06	\$2,264.49
=	=	=	=	=			=
		4070	100.00%	7,111.46	6,694.80	416.67	85,337.57

COPELAND - Strata Plan VR 879						
SPECIAL ASSESSMENT SCHEDULE -				ROOF REPLACEMENT		
			\$44,000.00			
SL	UNIT	UNIT	TOTAL	DUE	DUE	DUE
#	Number	ENTITLEMENT	ASSESSMENT	MAY 1/09	JUNE 1/09	AUG 1/09
1	3402	135	\$1,459.46	\$486.49	\$486.49	\$486.49
7	3404	104	\$1,124.32	\$374.77	\$374.77	\$374.77
2	3406	97	\$1,048.65	\$349.55	\$349.55	\$349.55
3	3408	97	\$1,048.65	\$349.55	\$349.55	\$349.55
8	3410	122	\$1,318.92	\$439.64	\$439.64	\$439.64
9	3412	122	\$1,318.92	\$439.64	\$439.64	\$439.64
4	3414	97	\$1,048.65	\$349.55	\$349.55	\$349.55
5	3416	97	\$1,048.65	\$349.55	\$349.55	\$349.55
10	3418	122	\$1,318.92	\$439.64	\$439.64	\$439.64
11	3420	104	\$1,124.32	\$374.77	\$374.77	\$374.77
6	3422	97	\$1,048.65	\$349.55	\$349.55	\$349.55
12	3424	113	\$1,221.62	\$407.21	\$407.21	\$407.21
20	3426	104	\$1,124.32	\$374.77	\$374.77	\$374.77
13	3428	97	\$1,048.65	\$349.55	\$349.55	\$349.55
14	3430	107	\$1,156.76	\$385.59	\$385.59	\$385.59
21	3432	122	\$1,318.92	\$439.64	\$439.64	\$439.64
22	3434	122	\$1,318.92	\$439.64	\$439.64	\$439.64
15	3436	97	\$1,048.65	\$349.55	\$349.55	\$349.55
16	3438	107	\$1,156.76	\$385.59	\$385.59	\$385.59
23	3440	122	\$1,318.92	\$439.64	\$439.64	\$439.64
24	3442	122	\$1,318.92	\$439.64	\$439.64	\$439.64
17	3444	97	\$1,048.65	\$349.55	\$349.55	\$349.55
18	3446	107	\$1,156.76	\$385.59	\$385.59	\$385.59
25	3448	122	\$1,318.92	\$439.64	\$439.64	\$439.64
26	3450	104	\$1,124.32	\$374.77	\$374.77	\$374.77
19	3452	108	\$1,167.57	\$389.19	\$389.19	\$389.19
27	3454	135	\$1,459.46	\$486.49	\$486.49	\$486.49
33	3456	104	\$1,124.32	\$374.77	\$374.77	\$374.77
28	3458	97	\$1,048.65	\$349.55	\$349.55	\$349.55
29	3460	107	\$1,156.76	\$385.59	\$385.59	\$385.59
34	3462	122	\$1,318.92	\$439.64	\$439.64	\$439.64
35	3464	122	\$1,318.92	\$439.64	\$439.64	\$439.64
30	3466	97	\$1,048.65	\$349.55	\$349.55	\$349.55
31	3468	107	\$1,156.76	\$385.59	\$385.59	\$385.59
36	3470	122	\$1,318.92	\$439.64	\$439.64	\$439.64
37	3472	104	\$1,124.32	\$374.77	\$374.77	\$374.77
32	3474	108	\$1,167.57	\$389.19	\$389.19	\$389.19
		4,070	\$44,000.00	\$14,666.67	\$14,666.67	\$14,666.68

RESOLUTION #1 – Consideration of the 2009/10 Operating Budget

Be it resolved:

That the Owners, Strata Plan VR 879 approve the proposed operating budget for the 2009 fiscal year, commencing ~~January 1, 2009~~ and completing ~~December 31, 2009~~ with a 20% increase in strata fees.

Feb 1, 2009 Jan 31st, 2010

3/4 VOTE RESOLUTION #2 – Roof Replacement Special Levy

Be it resolved:

That the Owners, Strata Plan VR 879 approve an expenditure of \$ 44,000.00 (Forty Four Thousand Dollars) for the purpose of roof replacement in the building. Funding of this project will be derived from special assessment payments which will be allocated by way of unit entitlement from each strata lot in 3 payments due May 1, June 1, and August 1, 2009.

*2006-2007 Low Pkts
Dorothy Brown*

July 1st Sept 1st

STRATA PLAN VR 879
Copeland Avenue

OFFICIAL BALLOT

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

FORM A
PROXY APPOINTMENT

Re: Strata lot/Unit _____ of Strata Plan _____.

1. ☐ General proxy

I (We) _____, the owner(s)/tenant(s)/mortgagee of the strata lot
described above, appoint _____ to act as my/our
proxy beginning _____ until _____.

2. ☐ Proxy for a specific meeting

I (We) _____, the owner(s)/tenant(s)/mortgagee of the strata lot
described above, appoint _____ to act
as my/our proxy at the Special or Special general meeting to be held on _____.

3. ☐ Proxy for specific resolution

I (We) _____, the owner(s)/tenant(s)/mortgagee of the strata lot
described above, appoint _____ to act

as my/our proxy with respect to the following resolution at the Special or Special general meeting to be held
on _____.

Limitations on Proxy, if any

Date: _____

Signature

Signature

STRATA PLAN VR 879 - COPELAND
Minutes of the Council Meeting held on Wednesday, January 21, 2009
at 6:30 p.m. in unit 3440.

COUNCIL PRESENT:
Ed Vanderhoeven
Fran Harrison
Johanna McLean
David Hobden
Wallace Murray
Ellen Field
Laara Sadiq

MANAGEMENT PRESENT:
Ken Thompson, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER:

The meeting was called to order at 6:30 p.m.

2. ADOPTION OF PREVIOUS MINUTES:

It was:

MOVED AND SECONDED (Vanderhoeven/Hobden)

To adopt the minutes of November 12, 2008, as presented.

CARRIED

3. FINANCE:

Johanna did an overview of the financials showing that all figures are in good standing reporting that the complex was under budget as of Dec 31, 2008 for **\$970.00**. The CRF was sitting at **\$48,364.00**, the operating account sitting at **\$450.00** and the strata fee arrears are sitting at **\$168.00**.

It was:

MOVED AND SECONDED (McLean/Vanderhoeven)

To adopt the October/November/ December 2008 financial statements, as presented.

CARRIED

4. BUSINESS ARISING:

a. Parking

Council has agreed to take on the task attempting to rectify the parking problems within the complex in 2009. Council will come up with an action plan and try to put it in place in 2009.

b. Deck Repairs in #3428

There was a brief discussion regarding the deck repairs in unit #3428 and the recommendations from the Contractor on site as well as the Envelope Consultant that was bought in to review the subject. The specify repairs of rubberized membrane over the existing decks has been approved. Council will wait for the funds required and when the funds are released the deck will be coated and then the interior repairs will take place soon afterwards. We appreciate the patience of the owners in #3428.

c. Budgeting for 2009

There was a lengthy discussion regarding the possibilities for budgeting in 2009 including the line items within the budget. Council then agreed on a draft budget. Property Manager will include the numbers gathered from tonight's meeting into the draft budget and forward it to Council in the coming week for approval.

d. Annual General Meeting Date

The AGM date is set on **March 4, 2009** and will be held at Champlain Heights Community Centre.

e. Roof Replacement Quotes

There was a lengthy discussion regarding the exact needs of the Complex for its roof repairs/replacement of the last areas within the Complex that have not yet had new roofs placed. This has been brought to Council's attention by the numerous leaks over this winter season and the costs of repairing them are mounting up. Council would like to move forward with the possibility of a resolution for a small special levy to have these roofs repaired in this coming year so that we don't have expensive leak repairs in the next season.

Council will confirm the budget numbers and it will be brought forward to the AGM as a resolution for a special assessment.

f. **Invoices for Gardener's 2009**

The invoices from the Gardener have been received.

5. **NEW BUSINESS/CORRESPONDENCE**

a. **Gutter cleaning report**

Council requested the description of exactly what gutters were cleaned in this year's gutter cleaning. Property Manager will address with the cleaning company and provide a report to Council.

REMINDER TO ALL OWNERS

Please be reminded that the Christmas seasonal lights must be removed by January 30th 2009.

Please refer to the following bylaw:

44.8 A resident who installs seasonal lights must install them after Dec 1st of the year approaching Christmas and must remove them before January 30th of the year following Christmas.

b. **Water pressure**

The topic of the water pressure within the entire complex has been brought up. Due to the multiple requests by owners to have the water pressure checked, the Property Management had the water pressure at particular units checked to find them poor from the City line. The Property Manager will now engage with the City to ensure that our water pressure is solid at our feed line and it will proceed from there.

6. **ADJOURNMENT**

There being no further business this meeting was adjourned at 8:00 p.m.

THE ANNUAL GENERAL MEETING HAS BEEN SCHEDULED FOR MARCH 4, 2009 AT 7:00 P.M.

THE NEXT COUNCIL MEETING IS SCHEDULED FOLLOWING THE AGM.

Please Note: The Real Estate Services Act Regulations require a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page.

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
430-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Telephone: (604) 685-3828 / Fax: (604) 685-3845
EMAIL ADDRESS: ken@pacificquorum.com