

**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Tuesday, October 9, 2007 at 7:00 p.m.  
Within Unit #13 - 232, 10<sup>th</sup> Street  
New Westminster, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Bill Aniba Patrick Gayford Ross Arbo	President Treasurer Landscaping Consultant
<b>REGRETS:</b>	Carol Boutin	
<b>PROPERTY MANAGER:</b>	Dave H. Olafsson	Crosby Property Management Ltd.

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The meeting was called to order at 7:17 p.m. by the Property Manager, Dave H. Olafsson.

**GUEST BUSINESS**

The Owner of Strata Lot #22 attended the first part of the meeting to discuss the bylaws of the Strata Corporation, specifically bylaw 4.4(o) which reads as follows:

4.4 A resident must not:

- (o) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto;

In short, satellite dishes are not permitted at Cobblestone Walk.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held August 14, 2007 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the July and August 2007 financial statements. CARRIED.

**Receivables**

- Council reviewed the receivables list. It was noted that two owners are falling behind in their strata fees. Management was requested to send letters to these two units, requesting payment.

**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

### **REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

### **MANAGEMENT DIRECTIVES**

Council review the directives undertaken by the Property Manager since the previous meeting and concluded that all was in order.

### **BUSINESS ARISING FROM PREVIOUS MINUTES**

#### **Building Maintenance**

- Council discussed having the dryer vents cleaned, as the last cleaning took place in October 2006. After some discussion, it was decided to defer this work until sometime next year.
- Council reviewed a quotation regarding the repair / maintenance of one balcony with soft spot. After some discussion it was moved/seconded to have the area of this balcony repaired. CARRIED.
- Council discussed the fact that at least two doors in the parkade have no windows on them, whereas the other exit doors do. Management was asked to provide cost to install doors with window, or to put windows in the existing doors.
- Some additional ground cover / more soil, will be added shortly to some areas at the back of the complex.


**CORRESPONDENCE** - Council reviewed seven items of correspondence.

### **NEW BUSINESS**

#### **Security**

Owners are politely requested to ensure that when they are entering or exiting the property to make sure that all gates are properly closed.

There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting of the Strata Council is scheduled for Tuesday, January 8, 2008 in Unit #24-240, 10<sup>th</sup> Street, New Westminster, BC. The Annual General Meeting will take place in early February. The exact date has not yet been determined.

  
Dave H. Olafsson, Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
www.crosbypm.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
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**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Tuesday, August 14, 2007 at 7:00 p.m.  
Within Unit #24 – 240, 10<sup>th</sup> Street  
New Westminster, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Bill Aniba Patrick Gayford Ross Arbo Carol Boutin	President Treasurer Landscaping Consultant
<b>GUEST:</b>	Adriano Celentano	Owner
<b>PROPERTY MANAGER:</b>	Dave H. Olafsson	Crosby Property Management Ltd.

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The meeting was called to order at 7:01 p.m. by the Property Manager, Dave H. Olafsson.

**GUEST BUSINESS**

Adriano Celentano, representing Strata Lot #3, was in attendance to discuss issues relating to a neighbouring unit. The owner of the neighbouring unit has been contacted and corrective measures are being taken.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held June 18, 2007 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the June 2007 financial statements. CARRIED.

**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

**REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 3880**  
**Held on Tuesday, August 14, 2007**

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**MANAGEMENT DIRECTIVES**

Council review the directives undertaken by the Property Manager since the previous meeting and concluded that all was in order.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

**Building Maintenance**

- It was noted in the previous minutes that the parkade will be washed and cleaned by members of Council and volunteers. This work will take place shortly. Notices will be posted as the date approaches.
- Council reviewed a quotation from D.M.S. Mechanical to clean the main sanitary drain lines in the parkade. After some discussion, it was moved/seconded to have this work done. CARRIED.

D.M.S will also be asked to snake out the drains around the complex and also to realign the sump pump cover in the parkade.

**Annual Fire Inspection / Follow-up**

Owners are advised that Fire Code Plus will be returning to the building on Tuesday, September 11<sup>th</sup>, in order to correct deficiencies from the recent fire inspection and to access units which were not accessed during the initial visit. Bells will ring intermittently during this time. Reminder notices will be posted as required.

**CORRESPONDENCE**

Council reviewed four items of correspondence.

**NEW BUSINESS** – None.

There being no further business, the meeting was adjourned at 8:35 p.m. The next meeting of the Strata Council is scheduled for Tuesday, October 9, 2007 at 7:00 p.m. in unit #13 – 232 10<sup>th</sup> Street.

  
Dave H. Olafsson  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
www.crosbypm.com

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**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Monday, June 18, 2007 at 7:00 p.m.  
Within Unit #26 - 232, 10<sup>th</sup> Street  
New Westminster, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Bill Aniba Patrick Gayford Ross Arbo Carol Boutin	President Treasurer Landscaping Consultant
<b>PROPERTY MANAGER:</b>	Dave H. Olafsson	Crosby Property Management Ltd.

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The meeting was called to order at 7:01 p.m. by the Property Manager, Dave H. Olafsson.

**GUEST/CARETAKER BUSINESS** - None.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held April 3, 2007 as circulated.  
**CARRIED.**

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the March, April & May 2007 financial statements. **CARRIED.**

**Receivables**

Council reviewed the receivables list. It was noted that one unit, which has been charged back two invoices for fireplace work has not paid these invoices. Management was requested to send a polite letter to this owner asking if this issue can be resolved.

**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

**REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 3880**  
**Held on Monday, June 18, 2007**

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**BUSINESS ARISING FROM PREVIOUS MINUTES**

Review of Directives

Council review the directives undertaken by the Property Manager since the previous meeting and concluded that all was in order.

Building Maintenance

Council discussed building related issues. After some discussion, it was moved/seconded the following work should be approved:

- the parkade will be washed and cleaned by members of Council and volunteers. Notices will be posted as the date approaches. Thank you in advance for anyone volunteering their time on behalf of the Strata.
  - the gutters will be cleaned. This work has been scheduled for Monday, July 9<sup>th</sup> and Tuesday, July 10<sup>th</sup>. Reminder notices will be posted.
  - management was instructed to ask D.M.S. Mechanical to reduce the water pressure in the complex.
- CARRIED

**CORRESPONDENCE**

Council reviewed four items of correspondence.

**NEW BUSINESS**

Annual Fire Inspection

The annual fire inspection is scheduled for Thursday, July 12, 2007 from 8:30 a.m. to 4:30 p.m. Please see the attached notice for details regarding this work.

There being no further business, the meeting was adjourned at 8:30 p.m. The next Council meeting is scheduled for Tuesday, August 14, 2007 at 7:00 p.m. in unit #24-240 10<sup>th</sup> Street.

  
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Dave H. Olafsson  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
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**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Tuesday, April 3, 2007 at 7:00 p.m.  
Within Unit #23 - 222, 10<sup>th</sup> Street  
New Westminster, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Barb Hoskins Carol Boutin Patrick Gayford	Treasurer
<b>REGRETS:</b>	Bill Aniba Ross Arbo	President Landscaping Consultant
<b>PROPERTY MANAGER:</b>	Dave H. Olafsson	Crosby Property Management Ltd.

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The meeting was called to order at 7:02 p.m. by the Property Manager, Dave Olafsson.

**COUNCIL MEMBER RESIGNATION**

Long time owner and Council member, Barb Hoskins announced that she had sold her unit and would thus be resigning from Council after the current meeting. Council would like to extend a sincere thank you to Barb for all her past efforts on behalf of the building. Council wishes her all the best in her future endeavours.

**APPOINTMENT OF POSITIONS**

As this was the first meeting of the new Council, the first order of business was to elect a President, Vice-President and Treasurer. After some discussion, the following positions were agreed upon:

Bill Aniba	President
Patrick Gayford	Treasurer
Ross Arbo	Landscaping

Council was of the opinion that a Vice-President position was not necessary.

**GUEST/CARETAKER BUSINESS** - None

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held January 9, 2007 as circulated.  
**CARRIED.**

### **APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to approve the December 2006, January & February 2007 financial statements.  
CARRIED.

#### **Receivables**

Council reviewed the receivables list. It was noted that the one unit that had been seriously in arrears had paid their outstanding amount in full.

#### **Invoice Chargebacks**

Council reviewed two invoices, which related to repairs to a fireplace which was not working. These invoices had been charged-back to the unit in question, as such maintenance is not a strata corporation issue. Council was in agreement with the chargebacks.

### **REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

### **REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

### **BUSINESS ARISING FROM PREVIOUS MINUTES**

#### **Review of Directives**

Council reviewed directives undertaken by the Property Manager since the previous meeting and concluded that all was in order.

#### **Building Maintenance**

Council discussed building related issues. After some discussion, it was moved/seconded that the following work should be approved:

- All common area grass will be aerated.
- The windows will be washed as soon as it can be arranged.
- The leaks in the parkade will be fixed.
- Quotations will be obtained from two companies in order to add additional gutters to four units and to make repairs in other areas.
- Four ballasts in the parkade will be replaced.
- Council was asked to obtain a quotation to add soil in various areas of the complex where it is required.

CARRIED.

Minutes of the Council Meeting  
The Owners Strata Plan LMS 3880  
Held on Tuesday, April 3, 2007

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CORRESPONDENCE

Council reviewed four items of correspondence.

NEW BUSINESS

Recycling / Fundraising

At the recent Annual General Meeting, the owners approved in principle, subject to Council monitoring and review, the recycling of aluminium cans in the garbage room for a non-profit organization in the area. Council discussed this issue and it was the general opinion that this project is proceeding to the benefit of all concerned. Thank you to all owners who are contributing to the fundraising effort.

Signage / Building Addresses

Council reviewed a request from an owner to have additional address signage placed on the north entrance. After some discussion, it was moved/seconded to have this signage installed. CARRIED.

Satellite Dishes

Owners are advised/reminded of the following Bylaw 4.4(o)

4.4 *A resident must not*

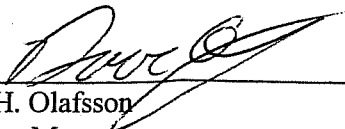
(0) *erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto;*

It is believed that there are two units in violation of this Bylaw at the present time. Letters will be forthcoming, asking the residents to remove their satellite dishes.

Enterphone

Residents are reminded that if you wish to have your name changed / updated on the enterphone, to please contact the Property Manager.

There being no further business, the meeting was adjourned at 7:50 p.m. The next Council meeting is scheduled for Monday, June 18, 2007 at 7:00 p.m. in Unit #26 – 232, 10<sup>th</sup> Street.

  
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Dave H. Olafsson  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
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**MINUTES  
OF THE ANNUAL GENERAL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Thursday, February 15, 2007 at 6:45 p.m.  
Within The Auditorium  
New Westminster Public Library  
716 - 6<sup>th</sup> Avenue, New Westminster, BC

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The meeting was called to order at 6:46 p.m. by Council President, Bill Aniba.

Crosby Property Management Ltd. was represented by Dave H. Olafsson, Property Manager.

**CALLING THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register confirmed at the time of commencement of the meeting there were 20 eligible voters in attendance and four (4) represented by proxy for a total of 24. The quorum requirements having thus been achieved, the meeting could proceed with the business at hand.

**PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS**

It was moved/seconded that the notice dated January 25, 2007 complied with the notice requirements and that the financial statements had been received. CARRIED.

**APPROVAL OF GENERAL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Annual General Meeting held February 1st, 2006 as circulated. CARRIED.

**REPORT ON INSURANCE COVERAGE**

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

**PRESIDENT'S REPORT**

Council President, Bill Aniba spoke briefly summarizing the events of the previous year. Mr. Aniba thanked all members of Council who volunteered their time on behalf of the Strata over the past year. Mr. Aniba also thanked all volunteers for their input and support over the past year. Those present responded with a round of applause for Mr. Aniba and the Council.

**APPROVAL OF PROPOSED OPERATING BUDGET**

It was moved/seconded to bring the draft budget to the floor for discussion. After some discussion, the vote was called. The results were 22 IN FAVOUR, 2 OPPOSED. BUDGET CARRIED.

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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Maintenance Fees remain the same.

**PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 3880. THE STRATA FEES ARE EFFECTIVE FROM DECEMBER 1, 2006.**

**OWNERS ON P.A.P. DO NOT HAVE TO DO ANYTHING AS THEIR FEES WILL CONTINUE TO BE WITHDRAWN AUTOMATICALLY.**

**OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT IF NECESSARY.**

**If you have any questions regarding your account, please contact Po Cheng in our accounting department at 604-689-6978.**

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE – PET BYLAW MODIFICATION**

It was moved/seconded to bring 3/4 Vote A to the floor for discussion, which reads as follows:

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to repeal bylaw 5.1 which currently reads as follows:

**5. Pets and animals**

- 5.1 A resident must not keep any pets on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 caged birds;
  - (d) two dogs or two cats;

unless another pet is otherwise approved in writing by the strata council. A resident that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 5 with respect to the keeping of pets. Unless specifically approved by the strata council, the weight of any pet will not exceed 20 kg (44 lbs).

and replace it as follows:

**5. Pets and animals**

- 5.1 A resident must not keep any pets on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 caged birds;
  - (d) two dogs or two cats;
  - (e) one dog & one cat;

unless another pet is otherwise approved in writing by the strata council. A resident that keeps a pet must

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 5 with respect to the keeping of pets.

**Rationale:** The bylaw as it currently is worded is slightly confusing. Also, such a weight restriction is difficult to enforce and also the courts have found such a bylaw unenforceable. Basically, according to the courts, a pet is a pet regardless of weight.

After some discussion, the vote was called, the results were:

**22 IN FAVOUR  
2 OPPOSED  
RESOLUTION PASSED**

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE – SATELLITE DISHES**

It was moved/seconded to bring 3/4 Resolution "B" to the floor, which reads as follows:

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to modify bylaw 4.4(o) which currently reads as follows:

4.4 A resident must not

(o) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto;

By adding the following so that the bylaw will read as follows:

(o) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto. Satellite dishes are permitted providing they adhere to the following: The placing of one satellite dish, not to exceed 30 inches in diameter, on a temporary and removable tripod on a balcony is permitted. The building envelope may not be compromised in any matter. No holes are to be drilled into the building envelope, or any part of the building and the dishes are not to be attached to the building envelope.

**Rationale:** Allow owners the ability to receive international television programming that may not be available on cable TV (a 30 inch dish is required to receive international programming). Also, to prevent owners from illegally mounting satellite dishes to the building envelope by providing a legal means to have a dish mounted on a stand on their balcony.

After some discussion, it was moved/seconded to amend the Resolution as follows:

At the beginning the resolution adding: "*Subject to the discretion of Council*" and after the word Balcony, adding: "*and Patio*".

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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After some discussion, a vote on the amendment was called. The results were AMENDMENTS CARRIED UNANIMOUSLY.

Discussion then returned to the resolution as amended. After further discussion, the vote was called. The results were:

**9 IN FAVOUR  
15 OPPOSED  
RESOLUTION DEFEATED**

**CONSIDERATION OF RESOLUTION "C" 3/4 VOTE - RENTALS**

It was moved/seconded to bring 3/4 Vote "C" to the floor for discussion, which reads as follows:

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to modify bylaw 40 which currently reads as follows:

**40. Rental Restrictions**

40.1 Subject to the provisions of this bylaw strata lots shall be owner-occupied only, with the following considerations and exceptions:

- (a) at any given time up to 5 strata lots may be leased for terms of not less than one year, and the procedure to be followed by the strata corporation in administering this limit will be as follows:
  - (i) any owner wishing to rent a strata lot must make an application in writing to the council;
  - (ii) approvals will be granted by the council on a first come basis in the order of the date such applications are received by council;
  - (iii) the council will not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot except as set out in this bylaw;
  - (iv) the council will consider each application upon receipt and will respond to each application in writing within three weeks of receipt;
  - (v) the council will keep a list of owners who wish to rent their strata lot and the priority of their application, and will advise each owner as soon as their application can be accepted;
  - (vi) upon acceptance of an application to rent, an owner must enter into a lease of a strata lot within six months (6) from acceptance by the council of such owner's application or the acceptance will be automatically revoked and the council will be entitled to advise the owner next following on the list that its application to rent a strata lot has been approved; and

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
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- (vii) an owner may continue to lease his or her strata lot until the earlier of the date such owner moves into the strata lot to take occupancy and the date the strata lot is sold by the owner to a third party.
- (b) notwithstanding paragraph (a), where cases of undue physical or financial hardship of a personal nature arise, the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence that undue hardship will result if limited rental approval is not given, the council shall not unreasonably withhold permission for limited rental;
- (c) this bylaw does not apply to prevent the rental of a strata lot to a member of the "family" of an owner, meaning;
  - (i) the spouse of the owner;
  - (ii) a parent or child of the owner; or
  - (iii) a parent or child of the spouse of the owner,where "spouse of the owner" includes an individual who has lived and cohabited with the owner for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender;
- (d) where an owner has leased a strata lot to a tenant pursuant to a tenancy agreement entered into before this bylaw was passed, this bylaw does not apply to such strata lot until the later of:
  - (i) one year after the tenant who is occupying the strata lot at the time the bylaw is passed ceases to occupy the strata lot as a tenant; and
  - (ii) one year after the bylaw has been passed; and
- (e) the strata corporation is entitled to impose a fine of up to \$500 for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days.

By repealing it in its entirety and replacing it with the following:

**Residential Rentals**

1. The number of strata lots within the strata corporation that may be leased at any one time is limited to five (5).
2. The term of rental of a strata lot must be a minimum of one year.
3. An owner wishing to lease a strata lot must apply in writing to the council for permission to rent before entering into a tenancy agreement.

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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4. If the number of strata lots leased at the time an owner applies for permission to lease has reached the limit stated in bylaw 1, excluding exempt strata lots pursuant to sections 142, 143 and 144 of the Act, the council must refuse permission and notify the owner of the same in writing, as soon as possible stating that the limit has been reached or exceeded, as the case may be, and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to rent.
5. If the limit stated in bylaw 1 has not been reached at the time the owner applies for permission to lease a strata lot, excluding exempt strata lots pursuant to sections 142, 143 and 144 of the Act, the council shall grant permission and notify the owner of the same in writing as soon as possible.
6. An owner receiving permission to lease a strata lot must exercise the permission to lease within 90 days from the date that the council granted same, otherwise the permission expires. During the 90 days immediately following the grant of permission, the strata lot shall be deemed leased for the purposes of the limit stated in bylaw 1.
7. Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
8. Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
9. Where an owner leases a strata lot in contravention of the rental limit, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be

It was moved/seconded to bring Resolution "C"  $\frac{3}{4}$  Vote, Rentals to the floor for discussion.

After some discussion, the vote was called, the results were:

**23 IN FAVOUR  
1 OPPOSED  
RESOLUTION CARRIED**

**CONSIDERATION OF RESOLUTION "D"  $\frac{3}{4}$  VOTE – CONTINGENCY RESERVE FUND**

It was moved/seconded to bring Resolution "D" to the floor, which reads as follows:

Be it resolved, by a  $\frac{3}{4}$  vote of the Owners that Strata Corporation LMS 3880; that each Owner be levied an amount of \$100 for the purpose of increasing the Contingency Reserve Fund. The \$100 is due and payable at the time the resolution is passed. However, for the convenience of Owners, the resolution may be paid in one instalment, due April 1<sup>st</sup>, 2007. (Spreadsheet Attached)

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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**Rationale:**

The Contingency Reserve Fund currently sits at \$42,588. This is low. The Strata Corporation, through its budget, contributes an amount of \$2,500 each year. However, at this pace, the Reserve will remain low for some time. Although \$100 from each Owner will only increase the Reserve by an amount of \$5,300 (53 x 100), every little bit helps.

After some discussion, it was moved/seconded to amend the Bylaw as follows:

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880; that each Owner be levied an amount, based on unit entitlement, to achieve an aggregate of \$5,300 for the purposes of increasing the Contingency Reserve Fund. The amount is due and payable at the time the resolution is passed. However, for the convenience of Owners, the resolution may be paid in one instalment, due April 1<sup>st</sup>, 2007. (Spreadsheet Attached)

After some discussion, a vote on the amendment was called. The results were AMENDMENT CARRIED UNANIMOUSLY.

Discussion then returned to the Resolution as amended. After some further discussion, the vote was called, the results were:

**23 IN FAVOUR  
1 OPPOSED  
RESOLUTION CARRIED**

**ELECTION OF COUNCIL**

Nominations were called from the floor and the following Owners volunteered, or allowed their names to be put forward. The following Owners were elected to Council by acclamation.

Bill Aniba  
Ross Arbo  
Barb Hoskins  
Carol Boutin  
Patrick Gayford

**GENERAL DISCUSSION**

As the meeting concluded, the following items were discussed.

- Owners are politely requested to keep the garbage area clean and to ensure they properly recycle their garbage to reduce garbage collection fees.
- Owners are politely requested to do their best to keep their balconies clean.
- One Owner addressed those present, asking if a new recycle bin could be added just for aluminium cans and glass bottles, the proceeds of which would go directly to charity. The Owner agreed to provide the bin, and be in charge of it. Those present agreed in principle to the project, however, Council will monitor the bin to ensure that it is being used and also emptied correctly.

**Minutes of the Annual General Meeting  
The Owners Strata Plan LMS 3880  
Held on Thursday, February 15, 2007**

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There being no further business, the meeting was adjourned at 8:44 p.m. The first meeting of the new Council is scheduled for Tuesday, April 3<sup>rd</sup> in Unit #23-222 at 7:00 p.m.

  
\_\_\_\_\_  
Dave H. Olafsson  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office #(604) 683-8900  
www.crosbypm.com

**Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.**

# LMS 3880 -COBBLESTONE WALK

## Approved Budget

Dec 01, 2007 to Nov 30, 2008

### INCOME

#### FEES

Operating Fund Contribution	110,997
Contingency Fund Contribution	2,500

<b>TOTAL FEES</b>	<b>113,497</b>
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Prior Yr Surplus	8,189
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<b>TOTAL INCOME</b>	<b>121,686</b>
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### EXPENSES

#### OPERATING EXPENSES

Audit	212
Bank Charges/Interest	120
Caretaker Contracts	3,180
Electricity	8,705
Garbage Removal	3,500
Gas	14,000
Grounds-Maintenance	13,300
Insurance	13,000
Insurance Deductible	2,500
Legal Fees	180
Management Fees	12,847
Miscellaneous	1,400
Repair & Maintenance	22,403
Snow Removal	1,000
Special Projects	8,189
Water/Sewer	14,650

<b>TOTAL OPERATING EXPENSES</b>	<b>119,186</b>
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Reserve-Contingency Fund	2,500
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<b>TOTAL EXPENSES</b>	<b>121,686</b>
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<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b>0</b>
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<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>0</b>
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**LMS 3880 -COBBLESTONE WALK**

Approved Fee Schedule  
Dec 01, 2006 to Nov 30, 2007

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
1	#14 - 222 10TH ST	796	135.16
2	#13 - 222 10TH ST	804	136.52
3	#12 - 222 10TH ST	804	136.52
4	#11 - 222 10TH ST	795	134.99
5	#26 - 222 10TH ST	1,022	173.53
6	#25 - 222 10TH ST	1,040	176.59
7	#24 - 222 10TH ST	917	155.70
8	#23 - 222 10TH ST	917	155.70
9	#22 - 222 10TH ST	1,040	176.59
10	#21 - 222 10TH ST	1,032	175.23
11	#32 - 222 10TH ST	1,092	185.42
12	#31 - 222 10TH ST	1,092	185.42
13	#14 - 232 10TH ST	796	135.16
14	#13 - 232 10TH ST	807	137.03
15	#12 - 232 10TH ST	808	137.20
16	#11 - 232 10TH ST	802	136.18
17	#26 - 232 10TH ST	1,032	175.23
18	#25 - 232 10TH ST	1,042	176.93
19	#24 - 232 10TH ST	916	155.53
20	#23 - 232 10TH ST	919	156.04
21	#22 - 232 10TH ST	1,040	176.59
22	#21 - 232 10TH ST	1,023	173.70
23	#32 - 232 10TH ST	1,092	185.42
24	#31 - 232 10TH ST	1,092	185.42
25	#13 - 220 10TH ST	899	152.65
26	#12 - 220 10TH ST	904	153.50
27	#11 - 220 10TH ST	898	152.48
28	#26 - 220 10TH ST	1,318	223.79
29	#25 - 220 10TH ST	1,320	224.13
30	#24 - 220 10TH ST	1,351	229.40
31	#23 - 220 10TH ST	1,351	229.40
32	#22 - 220 10TH ST	1,331	226.00
33	#21 - 220 10TH ST	1,306	221.76
34	#13 - 230 10TH ST	896	152.14
35	#12 - 230 10TH ST	904	153.50
36	#11 - 230 10TH ST	898	152.48
37	#26 - 230 10TH ST	1,310	222.44
38	#25 - 230 10TH ST	1,332	226.17
39	#24 - 230 10TH ST	1,352	229.57
40	#23 - 230 10TH ST	1,352	229.57
41	#22 - 230 10TH ST	1,323	224.64
42	#21 - 230 10TH ST	1,321	224.30
43	#15 - 240 10TH ST	773	131.25
44	#14 - 240 10TH ST	790	134.14
45	#13 - 240 10TH ST	790	134.14
46	#12 - 240 10TH ST	790	134.14
47	#11 - 240 10TH ST	900	152.82
48	#26 - 240 10TH ST	1,223	207.66

49	#25 - 240 10TH ST	1,233	209.36
50	#24 - 240 10TH ST	1,240	210.55
51	#23 - 240 10TH ST	1,240	210.55
52	#22 - 240 10TH ST	1,325	224.98
53	#21 - 240 10TH ST	1,312	222.77

<b>Total =</b>	<b>55,702</b>	<b>9,458.08</b>
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<b>Total Yearly Fee ( X 12 months) =</b>	<b>113,496.96</b>
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**LMS 3880 -COBBLESTONE WALK****APPROVED - RESOLUTION "D"****Increasing Contingency Reserve Fund****Due April 1,2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>One Time</u> <u>Payment</u>
1	#14 - 222 10TH ST	796	75.74
2	#13 - 222 10TH ST	804	76.50
3	#12 - 222 10TH ST	804	76.50
4	#11 - 222 10TH ST	795	75.64
5	#26 - 222 10TH ST	1,022	97.24
6	#25 - 222 10TH ST	1,040	98.96
7	#24 - 222 10TH ST	917	87.25
8	#23 - 222 10TH ST	917	87.25
9	#22 - 222 10TH ST	1,040	98.96
10	#21 - 222 10TH ST	1,032	98.19
11	#32 - 222 10TH ST	1,092	103.90
12	#31 - 222 10TH ST	1,092	103.90
13	#14 - 232 10TH ST	796	75.74
14	#13 - 232 10TH ST	807	76.79
15	#12 - 232 10TH ST	808	76.88
16	#11 - 232 10TH ST	802	76.31
17	#26 - 232 10TH ST	1,032	98.19
18	#25 - 232 10TH ST	1,042	99.15
19	#24 - 232 10TH ST	916	87.16
20	#23 - 232 10TH ST	919	87.44
21	#22 - 232 10TH ST	1,040	98.96
22	#21 - 232 10TH ST	1,023	97.34
23	#32 - 232 10TH ST	1,092	103.90
24	#31 - 232 10TH ST	1,092	103.90
25	#13 - 220 10TH ST	899	85.54
26	#12 - 220 10TH ST	904	86.01
27	#11 - 220 10TH ST	898	85.44
28	#26 - 220 10TH ST	1,318	125.41
29	#25 - 220 10TH ST	1,320	125.60
30	#24 - 220 10TH ST	1,351	128.55
31	#23 - 220 10TH ST	1,351	128.55
32	#22 - 220 10TH ST	1,331	126.64
33	#21 - 220 10TH ST	1,306	124.26
34	#13 - 230 10TH ST	896	85.25
35	#12 - 230 10TH ST	904	86.01
36	#11 - 230 10TH ST	898	85.44
37	#26 - 230 10TH ST	1,310	124.65
38	#25 - 230 10TH ST	1,332	126.74
39	#24 - 230 10TH ST	1,352	128.64
40	#23 - 230 10TH ST	1,352	128.64
41	#22 - 230 10TH ST	1,323	125.88
42	#21 - 230 10TH ST	1,321	125.69
43	#15 - 240 10TH ST	773	73.55
44	#14 - 240 10TH ST	790	75.17
45	#13 - 240 10TH ST	790	75.17
46	#12 - 240 10TH ST	790	75.17
47	#11 - 240 10TH ST	900	85.63
48	#26 - 240 10TH ST	1,223	116.37
49	#25 - 240 10TH ST	1,233	117.32
50	#24 - 240 10TH ST	1,240	117.98
51	#23 - 240 10TH ST	1,240	117.98

**LMS 3880 -COBBLESTONE WALK**

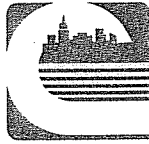
**APPROVED - RESOLUTION "D"**

**Increasing Contingency Reserve Fund**

**Due April 1,2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>One Time</u> <u>Payment</u>
52	#22 - 240 10TH ST	1,325	126.07
53	#21 - 240 10TH ST	1,312	124.86
<b>Total =</b>		<b>55,702</b>	<b>\$ 5,300.00</b>





January 25th, 2007

TO ALL OWNERS  
STRATA PLAN LMS 3880  
COBBLESTONE WALK  
220 - 240 10TH STREET  
NEW WESTMINSTER BC  
V3M 3X9

Dear Owner(s):

**RE: ANNUAL GENERAL MEETING**

Please find enclosed the Notice of Meeting together with an Agenda, a Proxy Form and other information which you should bring with you to the meeting for reference.

We wish to take this opportunity to remind you that your strata bylaws may state that **no owner is entitled to vote at a General Meeting unless all strata fees have been paid in full.** You would then need to ensure that your account is up-to-date, as no payment can be made at the actual time of the meeting, unless in the form of a cheque.

If you are unable to attend this meeting, please complete the attached Proxy Form and forward it to a representative of your choice who will be attending the meeting, thereby enabling your representative to vote on your behalf. We encourage all owners to be represented at this meeting.

If you require further information or assistance regarding the foregoing or attached, please do not hesitate to contact me.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.  
Agent for the Owners

Dave H. Olafsson  
Property Manager  
Direct Line: (604) 648-6991  
DHO/cc

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TO ALL OWNERS  
STRATA PLAN LMS 3880  
COBBLESTONE WALK  
220 - 240 10TH STREET  
NEW WESTMINSTER BC  
V3M 3X9

**NOTICE OF THE ANNUAL GENERAL MEETING**

**DATE:**        **Thursday, February 15<sup>th</sup>, 2007**

**TIME:**        **6:15 Registration. Meeting to begin at 6:45.**

**PLACE:**       **The Auditorium  
New Westminister Public Library  
716 - 6<sup>th</sup> Avenue, new Westminister, B.C.**

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**AGENDA:**

1.     The Chairperson calls the meeting to order at 6:45 p.m.
2.     Calling of the roll and certification of proxies.
3.     Proof of Notice of Meeting or waiver of notice and acknowledgement of receipt of financial statements (attached).
4.     Approval of the Minutes of the Annual General Meeting held on February 1st, 2006 (as previously circulated).
5.     Acknowledgement of receipt of report on insurance coverage (attached).
6.     President's Report.
7.     Approval of the proposed Operating Budget (attached).
8.     Consideration of 3/4 VOTES
  - 3/4 Vote A – Pet Bylaw Modification
  - 3/4 Vote B – Satellite Dishes
  - 3/4 Vote C – Rentals
  - 3/4 Vote D – Contingency Reserve Fund
9.     General Discussion.
10.    Election of Council.
11.    Adjournment.

70

## SUMMARY OF COVERAGES

<b>Insured:</b>	The Owners, Strata Plan LMS3880, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	<b>Payee:</b>	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.
<b>Property Manager:</b>	Crosby Property Management Ltd.	<b>Term:</b>	
<b>Coverage:</b>	STRATA	<b>From:</b>	November 24, 2006
		<b>To:</b>	May 10, 2007
<b>Policy No.</b>	<b>Coverages</b>	<b>Underwriters</b>	
BFL04LMS3880	Property	St. Paul Fire & Marine Insurance Company Kingsway General Insurance Company as arranged by Chutter Underwriting Services	
	Lock and Key	St. Paul Fire & Marine Insurance Company	
	Pollution Liability	XL Insurance Company, Ltd.	
	Commercial General Liability	St. Paul Fire & Marine Insurance Company	
	Condominium Directors and Officers Liability	Great American Insurance Group	
	Boiler and Machinery	AXA Pacific Insurance Company	
	Comprehensive Glass	St. Paul Fire & Marine Insurance Company	
	Volunteer Accident	AXA Assurances Inc.	
<b>Property Insured:</b>	220 - 240 10th Street, New Westminster, BC V3M 3X9  COBBLESTONE WALK		
<b>Perils Insured:</b>	All Risks as defined, subject to \$1,000 Deductible except \$2,500 Deductible for Water Damage/Sewer Back-up Damage, \$25,000 Deductible for Flood Damage, 15% Deductible for Earthquake Damage, \$ 250 Deductible for Lock & Keys, Stated Amount Co-insurance Clause; Guaranteed Replacement Cost; By-Laws Increased Amount; Data Exclusion; Terrorism Exclusion; Mould Exclusion.		
<b>Property Coverage:</b>	\$ 8,033,800 \$ 10,000	Buildings, including Earthquake Damage Coverage Lock & Keys	
<b>Boiler &amp; Machinery:</b>	\$ 8,033,800 \$ 100,000	Property Damage Extra Expense Subject to: \$500 deductible	
<b>Liability Coverage:</b>	\$ 10,000,000 \$ 10,000,000	Commercial General Liability, Subject to \$1,000 Bodily Injury/Property Damage Deductible Non Owned Automobile	
<b>Condominium Directors &amp; Officers Liability: (Including Property Managers)</b>	\$ 1,000,000	each claim/annual omissions aggregate	
<b>Glass:</b>		Residential Blanket – Subject to \$ 100 Deductible	
<b>Pollution Remediation Liability:</b>	\$ 250,000	Subject to \$25,000 Deductible	
<b>Volunteer Accident:</b>	\$ 100,000		
<b>Conditions:</b>	This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.		
<b>BFL Canada Insurance Services Inc.</b>			

**Balance Sheet (Accrual)**  
**LMS 3880 -COBBLESTONE WALK - (lms3880)**  
**Months: 11/2006**

Page 1  
1/23/07  
08:59 AM

**Assets**

**Current Assets**

**Cash**

Petty Cash	225.00
Bank - Operating Account	15,087.74
Bank - Contingency Reserve	42,728.41
Bank - Maintenance Reserve/Special Levy	<u>2,552.87</u>

**Total Cash** 60,594.02

Accounts Receivable 3,392.96

Prepaid Expenses 516.88

**Total Current Assets** 64,503.86

**Total Assets** 64,503.86

**Liabilities & Equity**

**Liabilities**

Accounts Payable	5,477.37
Accrued Payable	4,065.97
Prepayment - Revenue	<u>1,489.10</u>

**Total Liabilities** 11,032.44

**Equity**

Operating Surplus(Deficit) 8,190.14

Contingency Fund Balance 42,728.41

Maintenance Reserve/Special Levy Fund Balance 2,552.87

**Total Equity** 53,471.42

**Total Liabilities & Equity** 64,503.86

**SCHEDULE OF RESERVES**  
LMS 3880 -COBBLESTONE WALK  
Reporting Period Nov 2006  
Period Ending 12

Page 1  
1/23/07  
08:59 AM

YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	38,817.95
Current Yr Contribution-Contingency	2,499.96
Interest	1,410.50

Total Income	<u>42,728.41</u>
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Contingency Fund Balance	<u><u>42,728.41</u></u>
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MTCE RESERVE SCHEDULE / SP. LEVY FUND

Interest	270.92
Trf From Operating Surplus	11,306.00

Total Income	<u>11,576.92</u>
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Building Repairs	9,024.05
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Total Expenditures	<u>9,024.05</u>
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Mtce Reserve / Special Levy Balance	<u><u>2,552.87</u></u>
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# Statement of Income & Expenses

LMS 3880 -COBBLESTONE WALK

Reporting Period Nov 2006

Period Ending 12

Page 1  
1/23/07  
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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Operating Fund Contribution	9,250	110,997	110,997	0	110,997
Contingency Fund Contribution	208	2,500	2,500	0	2,500
<b>TOTAL STRATA FEES</b>	<b>9,458</b>	<b>113,497</b>	<b>113,497</b>	<b>0</b>	<b>113,497</b>
Bylaw/Late Pymt Fine	112	1,271	0	1,271	0
Interest Income	58	378	0	378	0
Miscellaneous Income	0	120	0	120	0
<b>TOTAL INCOME</b>	<b>9,628</b>	<b>115,266</b>	<b>113,497</b>	<b>1,769</b>	<b>113,497</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Audit	0	214	214	0	214
Bank Charges/Interest	10	120	120	0	120
Caretaker Contracts	265	2,549	3,120	571	3,120
Electricity	1,603	8,312	9,000	688	9,000
Garbage Removal	204	3,043	3,200	157	3,200
Gas	2,702	16,741	18,100	1,359	18,100
Grounds-Maintenance	1,766	13,283	13,000	-283	13,000
Insurance	5,166	12,952	17,000	4,048	17,000
Insurance Deductible	0	0	2,500	2,500	2,500
Legal Fees	15	1,059	180	-879	180
Management Fees	1,020	12,302	12,350	48	12,350
Miscellaneous	84	1,236	1,650	414	1,650
Repair & Maintenance	3,314	21,278	18,900	-2,378	18,900
Snow Removal	464	539	1,000	461	1,000
Water/Sewer	1,013	14,286	14,000	-286	14,000
<b>TOTAL OPERATING EXPENSES</b>	<b>17,624</b>	<b>107,913</b>	<b>114,334</b>	<b>6,421</b>	<b>114,334</b>
Reserve-Contingency Fund	208	2,500	2,500	0	2,500
<b>TOTAL EXPENSES</b>	<b>17,833</b>	<b>110,413</b>	<b>116,834</b>	<b>6,421</b>	<b>116,834</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>-8,205</b>	<b>4,853</b>	<b>-3,337</b>	<b>8,190</b>	<b>-3,337</b>
Operating Surplus (Deficit) B/F	0	3,337	3,337	0	3,337
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>-8,205</b>	<b>8,190</b>	<b>0</b>	<b>8,190</b>	<b>0</b>

**LMS 3880 -COBBLESTONE WALK**

**Proposed Budget**

**Dec 01, 2006 to Nov 30, 2007**

	<u>Actual to 30-Nov-06 ( 12 Months )</u>	<u>2005/2006 Budget</u>	<u>Proposed 2006/2007 Budget</u>
<b>INCOME</b>			
<b>FEES</b>			
Operating Fund Contribution	110,997	110,997	110997
Contingency Fund Contribution	2,500	2,500	2500
<b>TOTAL FEES</b>	<u>113,497</u>	<u>113,497</u>	<u>113497</u>
Bylaw/Late Pymt Fine	1,271	0	0
Interest Income	378	0	0
Miscellaneous Income	120	0	0
Prior Year Surplus	0	0	8189
<b>TOTAL INCOME</b>	<u>115,266</u>	<u>113,497</u>	<u>121686</u>
<b>EXPENSES</b>			
<b>OPERATING EXPENSES</b>			
Audit	214	214	212
Bank Charges/Interest	120	120	120
Caretaker Contracts	2,549	3,120	3180
Electricity	8,312	9,000	8705
Garbage Removal	3,043	3,200	3500
Gas	16,741	18,100	14000
Grounds-Maintenance	13,283	13,000	13300
Insurance	12,952	17,000	13000
Insurance Deductible	0	2,500	2500
Legal Fees	1,059	180	180
Management Fees	12,302	12,350	12847
Miscellaneous	1236	1,650	1400
Repair & Maintenance	21,278	18,900	22403
Snow Removal	539	1,000	1000
Water/Sewer	14,286	14,000	14650
Special Projects	0	0	8189
<b>TOTAL OPERATING EXPENSES</b>	<u>107,914</u>	<u>114,334</u>	<u>119186</u>
Reserve-Contingency Fund	2,500	2,500	2500
<b>TOTAL EXPENSES</b>	<u>110,414</u>	<u>116,834</u>	<u>121686</u>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	4,852	-3,337	0
Operating Surplus (Deficit) B/F	3,337	3,337	0
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<u>8,189</u>	<u>0</u>	<u>0</u>

**LMS 3880 -COBBLESTONE WALK**  
**Proposed Fee Schedule**  
**Dec 01, 2006 to Nov 30, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
1	#14 - 222 10TH ST	796	135.16
2	#13 - 222 10TH ST	804	136.52
3	#12 - 222 10TH ST	804	136.52
4	#11 - 222 10TH ST	795	134.99
5	#26 - 222 10TH ST	1,022	173.53
6	#25 - 222 10TH ST	1,040	176.59
7	#24 - 222 10TH ST	917	155.70
8	#23 - 222 10TH ST	917	155.70
9	#22 - 222 10TH ST	1,040	176.59
10	#21 - 222 10TH ST	1,032	175.23
11	#32 - 222 10TH ST	1,092	185.42
12	#31 - 222 10TH ST	1,092	185.42
13	#14 - 232 10TH ST	796	135.16
14	#13 - 232 10TH ST	807	137.03
15	#12 - 232 10TH ST	808	137.20
16	#11 - 232 10TH ST	802	136.18
17	#26 - 232 10TH ST	1,032	175.23
18	#25 - 232 10TH ST	1,042	176.93
19	#24 - 232 10TH ST	916	155.53
20	#23 - 232 10TH ST	919	156.04
21	#22 - 232 10TH ST	1,040	176.59
22	#21 - 232 10TH ST	1,023	173.70
23	#32 - 232 10TH ST	1,092	185.42
24	#31 - 232 10TH ST	1,092	185.42
25	#13 - 220 10TH ST	899	152.65
26	#12 - 220 10TH ST	904	153.50
27	#11 - 220 10TH ST	898	152.48
28	#26 - 220 10TH ST	1,318	223.79
29	#25 - 220 10TH ST	1,320	224.13
30	#24 - 220 10TH ST	1,351	229.40
31	#23 - 220 10TH ST	1,351	229.40
32	#22 - 220 10TH ST	1,331	226.00
33	#21 - 220 10TH ST	1,306	221.76
34	#13 - 230 10TH ST	896	152.14
35	#12 - 230 10TH ST	904	153.50
36	#11 - 230 10TH ST	898	152.48
37	#26 - 230 10TH ST	1,310	222.44
38	#25 - 230 10TH ST	1,332	226.17
39	#24 - 230 10TH ST	1,352	229.57
40	#23 - 230 10TH ST	1,352	229.57
41	#22 - 230 10TH ST	1,323	224.64
42	#21 - 230 10TH ST	1,321	224.30
43	#15 - 240 10TH ST	773	131.25
44	#14 - 240 10TH ST	790	134.14
45	#13 - 240 10TH ST	790	134.14
46	#12 - 240 10TH ST	790	134.14
47	#11 - 240 10TH ST	900	152.82
48	#26 - 240 10TH ST	1,223	207.66
49	#25 - 240 10TH ST	1,233	209.36

50	#24 - 240 10TH ST	1,240	210.55
51	#23 - 240 10TH ST	1,240	210.55
52	#22 - 240 10TH ST	1,325	224.98
53	#21 - 240 10TH ST	1,312	222.77
<b>Total =</b>		<b><u>55,702</u></b>	<b><u>9,458.08</u></b>

**Total Yearly Fee ( X 12 months) = 113,496.96**



## **RESOLUTION "A" 3/4 VOTE – Pet Bylaw Modification**

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to repeal bylaw 5.1 which currently reads as follows:

### **5. Pets and animals**

5.1 A resident must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) two dogs or two cats;

unless another pet is otherwise approved in writing by the strata council. A resident that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 5 with respect to the keeping of pets. Unless specifically approved by the strata council, the weight of any pet will not exceed 20 kg (44 lbs).

and replace it as follows:

### **5. Pets and animals**

5.1 A resident must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) two dogs or two cats;
- (e) one dog & one cat;

unless another pet is otherwise approved in writing by the strata council. A resident that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 5 with respect to the keeping of pets.

**Rationale:** The bylaw as it currently is worded is slightly confusing. Also, such a weight restriction is difficult to enforce and also the courts have found such a bylaw unenforceable. Basically, according to the courts, a pet is a pet regardless of weight.

### RESOLUTION "B" 3/4 VOTE – Satellite Dishes

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to modify bylaw 4.4(o) which currently reads as follows:

4.4 A resident must not

(o) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto;

By adding the following so that the bylaw will read as follows:

(o) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto. **Satellite dishes are permitted providing they adhere to the following: The placing of one satellite dish, not to exceed 30 inches in diameter, on a temporary and removable tripod on a balcony is permitted. The building envelope may not be compromised in any matter. No holes are to be drilled into the building envelope, or any part of the building and the dishes are not to be attached to the building envelope.**

**Rationale:** Allow owners the ability to receive international television programming that may not be available on cable TV (a 30 inch dish is required to receive international programming). Also, to prevent owners from illegally mounting satellite dishes to the building envelope by providing a legal means to have a dish mounted on a stand on their balcony. .

### RESOLUTION "C" 3/4 VOTE – Rentals

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 be authorized to repeal bylaw 40 which currently reads as follows:

#### **40. Rental Restrictions**

40.1 Subject to the provisions of this bylaw strata lots shall be owner-occupied only, with the following considerations and exceptions:

- (a) at any given time up to 5 strata lots may be leased for terms of not less than one year, and the procedure to be followed by the strata corporation in administering this limit will be as follows:
  - (i) any owner wishing to rent a strata lot must make an application in writing to the council;
  - (ii) approvals will be granted by the council on a first come basis in the order of the date such applications are received by council;
  - (iii) the council will not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot except as set out in this bylaw;
  - (iv) the council will consider each application upon receipt and will respond to each application in writing within three weeks of receipt;
  - (v) the council will keep a list of owners who wish to rent their strata lot and the priority of their application, and will advise each owner as soon as their application can be accepted;
  - (vi) upon acceptance of an application to rent, an owner must enter into a lease of a strata lot within six months (6) from acceptance by the council of such owner's application or the acceptance will be automatically revoked and the council will be entitled to advise the owner next following on the list that its application to rent a strata lot has been approved; and
  - (vii) an owner may continue to lease his or her strata lot until the earlier of the date such owner moves into the strata lot to take occupancy and the date the strata lot is sold by the owner to a third party.
- (b) notwithstanding paragraph (a), where cases of undue physical or financial hardship of a personal nature arise, the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence that undue hardship will result if

limited rental approval is not given, the council shall not unreasonably withhold permission for limited rental;

(c) this bylaw does not apply to prevent the rental of a strata lot to a member of the “family” of an owner, meaning;

- (i) the spouse of the owner;
- (ii) a parent or child of the owner; or
- (iii) a parent or child of the spouse of the owner,

where “spouse of the owner” includes an individual who has lived and cohabited with the owner for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender;

(d) where an owner has leased a strata lot to a tenant pursuant to a tenancy agreement entered into before this bylaw was passed, this bylaw does not apply to such strata lot until the later of:

- (i) one year after the tenant who is occupying the strata lot at the time the bylaw is passed ceases to occupy the strata lot as a tenant; and
- (ii) one year after the bylaw has been passed; and

(e) the strata corporation is entitled to impose a fine of up to \$500 for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days.

And adopting the following:

## Residential Rentals

1. The number of strata lots within the strata corporation that may be leased at any one time is limited to five (5).
2. The term of rental of a strata lot must be a minimum of one year.
3. An owner wishing to lease a strata lot must apply in writing to the council for permission to rent before entering into a tenancy agreement.
4. If the number of strata lots leased at the time an owner applies for permission to lease has reached the limit stated in bylaw 1, excluding exempt strata lots pursuant to sections 142, 143 and 144 of the Act, the council must refuse permission and notify the owner of the same in writing, as soon as possible stating that the limit has been reached or exceeded, as the case may be, and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to rent.
5. If the limit stated in bylaw 1 has not been reached at the time the owner applies for permission to lease a strata lot, excluding exempt strata lots pursuant to sections 142, 143 and 144 of the Act, the council shall grant permission and notify the owner of the same in writing as soon as possible.
6. An owner receiving permission to lease a strata lot must exercise the permission to lease within 90 days from the date that the council granted same, otherwise the permission expires. During the 90 days immediately following the grant of permission, the strata lot shall be deemed leased for the purposes of the limit stated in bylaw 1.
7. Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
8. Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
9. Where an owner leases a strata lot in contravention of the rental limit, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be

### **RESOLUTION "D" 3/4 VOTE – Contingency Reserve Fund**

Be it resolved, by a 3/4 vote of the Owners that Strata Corporation LMS 3880 that each Owner be levied an amount of \$100 for the purpose of increasing the Contingency Reserve Fund. The \$100 is due and payable at the time the resolution is passed. However, for the convenience of Owners, the resolution may be paid in one instalment, due April 1<sup>st</sup>, 2007. (Spreadsheet Attached)

#### **Rationale:**

The Contingency Reserve Fund currently sits at \$42,588. This is low. The Strata Corporation, through its budget, contributes an amount of \$2,500 each year. However, at this pace, the Reserve will remain low for some time. Although \$100 from each Owner will only increase the Reserve by an amount of \$5,300 (53 x 100), every little bit helps.

**LMS 3880 -COBBLESTONE WALK  
RESOLUTION "D"**

**Due April 1,2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>One Time</u> <u>Payment</u>
1	#14 - 222 10TH ST	100.00
2	#13 - 222 10TH ST	100.00
3	#12 - 222 10TH ST	100.00
4	#11 - 222 10TH ST	100.00
5	#26 - 222 10TH ST	100.00
6	#25 - 222 10TH ST	100.00
7	#24 - 222 10TH ST	100.00
8	#23 - 222 10TH ST	100.00
9	#22 - 222 10TH ST	100.00
10	#21 - 222 10TH ST	100.00
11	#32 - 222 10TH ST	100.00
12	#31 - 222 10TH ST	100.00
13	#14 - 232 10TH ST	100.00
14	#13 - 232 10TH ST	100.00
15	#12 - 232 10TH ST	100.00
16	#11 - 232 10TH ST	100.00
17	#26 - 232 10TH ST	100.00
18	#25 - 232 10TH ST	100.00
19	#24 - 232 10TH ST	100.00
20	#23 - 232 10TH ST	100.00
21	#22 - 232 10TH ST	100.00
22	#21 - 232 10TH ST	100.00
23	#32 - 232 10TH ST	100.00
24	#31 - 232 10TH ST	100.00
25	#13 - 220 10TH ST	100.00
26	#12 - 220 10TH ST	100.00
27	#11 - 220 10TH ST	100.00
28	#26 - 220 10TH ST	100.00
29	#25 - 220 10TH ST	100.00
30	#24 - 220 10TH ST	100.00
31	#23 - 220 10TH ST	100.00
32	#22 - 220 10TH ST	100.00
33	#21 - 220 10TH ST	100.00
34	#13 - 230 10TH ST	100.00
35	#12 - 230 10TH ST	100.00
36	#11 - 230 10TH ST	100.00

37	#26 - 230 10TH ST	100.00
38	#25 - 230 10TH ST	100.00
39	#24 - 230 10TH ST	100.00
40	#23 - 230 10TH ST	100.00
41	#22 - 230 10TH ST	100.00
42	#21 - 230 10TH ST	100.00
43	#15 - 240 10TH ST	100.00
44	#14 - 240 10TH ST	100.00
45	#13 - 240 10TH ST	100.00
46	#12 - 240 10TH ST	100.00
47	#11 - 240 10TH ST	100.00
48	#26 - 240 10TH ST	100.00
49	#25 - 240 10TH ST	100.00
50	#24 - 240 10TH ST	100.00
51	#23 - 240 10TH ST	100.00
52	#22 - 240 10TH ST	100.00
53	#21 - 240 10TH ST	100.00

**Total =**

**\$ 5,300.00**

## **ONLINE/TELEPHONE BANKING**

**Crosby offers you convenience!**

**Crosby Property Management Ltd.** has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

### **I'M INTERESTED, HOW DO I DO THIS?**

1. Go to bill payment option and set up "**Crosby Property Management Ltd. (Strata)**" as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

### **WHEN SHOULD I MAKE MY PAYMENTS?**

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.



**PROXY**

I/We \_\_\_\_\_ [name(s)], the owner(s)/ tenant(s)/ mortgagee of  
strata lot \_\_\_\_\_ of Owners Strata Plan LMS 3880, Cobblestone Walk.

Address \_\_\_\_\_

hereby appoint \_\_\_\_\_

and failing him/her \_\_\_\_\_ President of the Strata Council

to be my/our proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the Annual General Meeting of the Owners Strata Plan LMS 3880 to be held on Thursday, February 15<sup>th</sup> at 6:45, or at any adjournment thereof. Should any amendment(s) to a Resolution indicated below be put forth at the meeting noted above, the appointed proxy holder may vote at their discretion.

\_\_\_\_\_  
OWNER'S SIGNATURE

**Resolution**

**IN FAVOUR**

**OPPOSED**

A: Pet Bylaw Modification

☐☐

B: Satellite Dishes

☐☐

C: Rentals

☐☐

D: Contingency Reserve Fund

☐☐



**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 3880  
COBBLESTONE WALK**

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Held on Tuesday, January 9, 2007 at 7:00 p.m.  
Within Unit #24 - 240, 10<sup>th</sup> Street  
New Westminster, BC

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<b>COUNCIL IN ATTENDANCE:</b>	Bill Aniba Paul Piovesan Barb Hoskins Linda Wilson Carol Boutin Ross Arbo	President Treasurer Secretary
<b>PROPERTY MANAGER:</b>	Dave H. Olafsson	Crosby Property Management Ltd.

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The meeting was called to order at 7:01 p.m. by the Property Manager, Dave Olafsson.

**GUEST/CARETAKER BUSINESS** – None.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was noted that the Minutes of the previous meeting that the removal of a satellite dish at the back of the property was discussed, along with minor repairs to some vinyl siding above electrical room #2. These omissions having been noted, it was moved/seconded to approve the Minutes of the Council Meeting held October 24, 2006 as amended. CARRIED.

**DISCUSSION AND APPROVAL OF FINANCIAL STATEMENTS**

- It was moved/seconded to approve the September, October & November 2006 financial statements. CARRIED.
- It was noted by Council that one unit remains significantly in arrears of over \$3,000.00. Management advised that foreclosure proceedings had begun against this unit. It is hoped that payment will be received shortly.
- Council reviewed year-end figures for the building. It was noted that the building ended the year with a modest surplus of just over \$8,000.00.

**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

## REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

## BUSINESS ARISING FROM PREVIOUS MINUTES

### Review of Directives

Council reviewed directives undertaken by the Property Manager since the previous meeting and concluded that all was in order.

## CORRESPONDENCE

Council reviewed two items of correspondence. All items have been dealt with or are mentioned in the Minutes of this meeting.

## NEW BUSINESS

### Request to Rent / Hardship

Council reviewed a request from an Owner, wishing to rent their unit based on hardship. Based on the information provided, the request complied with the legal definition of hardship. After some discussion, it was moved/seconded to approve this unit's request to rent. CARRIED.

### Draft Budget

Council reviewed the draft budget as prepared by management. Council discussed the surplus, of just over \$8,000. Council is aware that the building is in need of some exterior maintenance work (some cleaning and powerwashing, along with some deck work and other issues). After some discussion, it was decided to take the surplus and put it into the new budget, to be used as required for some of this work.

After some further discussion, it was moved/seconded to accept the draft budget and present to the owners at the upcoming Annual General Meeting. CARRIED. Maintenance fees will remain the same.

### Draft Annual General Meeting


Council reviewed the draft Annual General Meeting package. After some discussion and minor changes, it was moved/seconded to accept the Annual General Meeting package, which will be mailed out to Owners approximately two weeks prior to the AGM.

Owners are advised that the Annual General Meeting is scheduled for Thursday, February 15th. As in previous years, the meeting will take place in "The Auditorium" at the New Westminster Public Library, located at 716 6<sup>th</sup> Avenue, New Westminster. Registration will begin at 6:15, with the meeting to begin at 6:45. The notice of meeting will be mailed approximately two weeks prior to the meeting.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 3880**  
**Held on Tuesday, January 9, 2007**

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There being no further business, the meeting was adjourned at 8:47 p.m. The next Council meeting is not yet scheduled.



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Dave H. Olafsson  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
[www.crosbypm.com](http://www.crosbypm.com)

**Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.**

