

**CITYGATE 1 LMS195
MINUTES OF THE ANNUAL GENERAL MEETING
TUESDAY, JUNE 26, 2007**

The meeting was held in the lobby of Citygate 1 LMS195 1182 Quebec Street, Vancouver, B.C.

CALLING OF THE ROLL

It was reported at the commencement of the meeting that 23 (twenty-three) Owners were present in person and 35 (thirty-five) Proxies for a total of 58 (fifty-eight) Strata Lots represented.

The meeting was called to order at 7:15 p.m. by Cam Lowry, President.

AGENDA

A Motion was made to accept the Agenda as presented. Seconded. Carried.

APPROVAL OF THE MINUTES

A Motion was made to approve the Minutes of the June 26, 2006 Annual General Meeting and the January 18, 2007 Special General Meeting as distributed. Seconded. Carried.

PRESIDENT'S REPORT

Many thanks to Harley Phillips for all his work as the Treasurer and to all of the residents who volunteer their time in the building. Sarah Moen has put in a lot of work on the restoration of the common areas. Ted McGrath has continued his work in assisting with the restoration work to ensure that everything is kept on track.

Sarah Moen provided information regarding the common area restoration. The cost to redo the elevators is very expensive. An option is being explored to treat and paint the brass instead of replacing the panels. The mirrors can then be changed to a lighter style to brighten the cab interiors.

BUSINESS ARISING FROM THE MINUTES

Cam Lowry advised that the plumbing work has been completed and no major issues were discovered during the rest of the work. It was found that a pump needed to be replaced however it is covered under warranty

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APPROVAL OF THE BUDGET

Harley Phillips presented the 2007-2008 fiscal year budget. Harley advised that there was no increase in the Maintenance fees for the coming fiscal year and that a surplus had been realized at the end of the 2006-2007 fiscal year. The surplus will remain in the operating account.

Cam Lowry reviewed the proposed work that is planned for account 5310 Painting Common Areas. It is proposed that the visitor parking walls, pillars, ceiling, stall lines and numbers be repainted. It is also proposed that the elevator parking lobby levels be painted and the garbage chute rooms.

A Motion was made to accept the budget for the 2007-2008 fiscal year as presented. Seconded. Carried.

¾ VOTE RESOLUTION 1 – Permission to begin a legal action

Cam Lowry read ¾ vote resolution 1.

WHEREAS the Strata Council for Strata Corporation LMS195 wishes to begin legal action against the current owners of suites 308, 408 and 1605 for recovery of the special assessment funds owed by the owners of the suites;

AND WHEREAS permission of the owners of Strata Corporation LMS195 is being requested in order to begin legal action against the current owners of suites 308, 408 and 1605;

THEREFORE BE IT RESOLVED THAT the Strata Council for Strata Corporation LMS195 begin legal action against the owners of suites 308, 408, and 1605 in order to obtain the funds owed for the special assessments that were assessed in 2006 and 2007.

A Motion was made to accept ¾ Vote Resolution 1 as presented. Seconded.

Discussion ensued regarding the legal costs associated with collecting the fines. A number of owners with legal backgrounds agreed to work on a committee to collect the funds that are owed for the special assessment.

Carried.

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ELECTION OF STRATA COUNCIL

Olga Volkoff was thanked for joining the Strata Council as a volunteer.

The following Strata Council members agreed to stand for the 2007-2008 Strata Council:

Olga Volkoff. A Motion was made to elect Olga to the Strata Council. Seconded. Carried.

Dave Waldref. A Motion was made to elect Dave to the Strata Council. Seconded. Carried.

Jim Cool. A Motion was made to elect Jim to the Strata Council. Seconded. Carried.

The following Strata Council members will continue on to their second year as Strata Council members:

Bill Stone, Cam Lowry, Harley Phillips, and Sarah Moen

A Motion was made to elect the Strata Council has presented. Seconded. Carried.

NEW BUSINESS

Window Coverings

Olga Volkoff spoke to the issue of window coverings. Currently the bylaws do not allow for window coverings in any colour other than a neutral colour. The bylaw cannot be changed at this meeting but guidance from the owners can be given for next year's meeting.

A question arose regarding whether conformity means just blinds or whether curtains are allowed. Concern was expressed regarding different coloured window coverings would detract from the look of the building. The owners present felt that blinds and drapes are appropriate as long as they are of a neutral colour.

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Contingency Reserve Fund

The Strata Council is proposing that the Contingency Reserve Fund become a self administered account. The Contingency Reserve Fund would be administered by the Strata Council and would require two signatures on the account. The mechanics of the administration can be sorted out once a new institution is found.

A Motion was made to allow the Strata Council to pursue self administration of the Contingency Reserve Fund. Seconded. Carried.

Balcony Edges

A number of owners expressed concern with the mould and mildew that is growing on the edges of the balcony. The Strata Council will look into this issue.

There being no further business, the meeting was terminated at 8:25 p.m.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or remortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes however there would be a charge for obtaining a copy of the minutes.

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400-11950-80th Avenue	Fax (604) 635-5001
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