

**CITYGATE 1 LMS195  
MINUTES OF THE ANNUAL GENERAL MEETING  
JUNE 17, 2008**

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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 55 (fifty-five) Owners were present in person and 55 (fifty-five) Proxies for a total of 110 (one hundred ten) Strata Lots represented.

The meeting was called to order at 7:10 p.m. by Cam Lowry, President. The Strata Council introduced themselves to the owners in attendance

**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, 2007 Annual General Meeting as distributed. Seconded. Carried.

**PRESIDENT'S REPORT**

Cam Lowry reviewed the work that has been done during the past fiscal year. The visitors parking area was painted along with the elevator lobbies and back hallway. The roof has been replaced with only minor work still to be finished. The common area restoration is almost complete. The painter needs to return to repaint the suite doors as the paint has started to chip. The issue of the cost to paint the baseboards is currently being discussed with the contractor. Owners present stated that the look of the baseboards was greatly improved when they were painted however some gaps still need to be repaired. Some owners expressed concern with the final colours that were used for the paint, tile and carpet. Sara Moen explained that the colours were chosen by the designer and that providing different colour choices would have divided the owners and ultimately a final decision would not have been reached and the project would not have proceeded.

Cam advised that the elevator in the townhouse failed. The repairs are currently underway and should be completed shortly.

**BUSINESS ARISING FROM THE MINUTES**

There was no business arising from the minutes.

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**APPROVAL OF THE BUDGET**

David Waldref presented the 2008-2009 fiscal year budget. David reviewed the large expense items that are proposed in the budget. \$40,000.00 has been budgeted to upgrade the changing rooms and gym. This expense will not be incurred until well after the cold season to ensure that adequate funds have been budgeted in the gas account. If the gas account is over budget, the upgrades will not be done during the 2008-2009 fiscal year.

\$55,000.00 has been budgeted to upgrade the security system. \$100,000.00 has been budgeted to upgrade the elevator cabs. Sara Moen reviewed the potential upgrades to the elevator cabs which includes replacing the smoked glass with clear glass and replacing the brass with stainless steel. A question arose regarding the elevator upgrades and whether the funds should be put in the Contingency Reserve Fund instead. Owners present suggested that different options should be provided for the upgrading of the elevators so that the owners can decide rather than just accepting one option.

A Motion was made to remove the \$100,000.00 from the expenses. Seconded. Carried.

A Motion was made to increase the transfer to the Contingency Reserve Fund by \$100,000.00. Seconded Carried.

A Motion was made to approve the 2008-2009 budget as amended. Seconded. Carried.

**¾ VOTE RESOLUTION 1 – AMENDMENT TO PARKING BYLAWS**

Cam Lowry read ¾ vote resolution 1.

THEREFORE BE IT RESOLVED THAT the owners of Strata Corporation LMS195 Citygate 1 amend the bylaws 8.5.1, 8.5.2, and 8.5.3 pertaining to parking and adopt the replacement bylaws as noted below:

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**Current Parking Bylaw**

8.5.1 Guest vehicles are allowed to park in the visitor parking area at any time of the day or night up to 3 days over a 6-day rolling period. If the 3-day limit is to be exceeded, the owner/resident who is being visited by this guest must advise the Resident Manager in writing. The written advice to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the visit, including the last date the vehicle will be in the visitor parking area. All guest vehicles using the visitor parking area must display on the vehicle's dash and in full view, a valid, current year parking pass issued by the strata council to the owner/resident being visited. A maximum of 60 minutes without a visitor parking pass is allowed. Any contravention to this bylaw may result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

**Amended Bylaw**

8.5.1 Guest vehicles are allowed to park in the visitor parking area at any time of the day or night up to 3 separate 24 hour periods Monday to Sunday. If the time limit is to be exceeded, the owner/resident who is being visited by this guest must advise the Resident Manager in writing. The written advice to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the visit, including the last date the vehicle will be in the visitor parking area. All guest vehicles using the visitor parking area must display on the vehicle's dash and in full view, a valid, current year parking pass issued by the strata council to the owner/resident being visited. A maximum of 60 minutes without a visitor parking pass is allowed. Any contravention to this bylaw will result in a warning notice. A third warning notice placed on the vehicle will result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

**Current Parking Bylaw**

8.5.2 If a guest's vehicle is to be parked in the visitor parking area at any time of the day or night on 14 or more days over a 60-day rolling period, other arrangements must be made. The owner/resident who is being visited by this guest must contact the Resident Manager and arrange to rent a parking stall for the guest's vehicle. The written request to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the visit if this is known. Parking stalls will be rented out on a monthly basis to the owner/resident for the guest's vehicle for a price established by the strata council. If a strata stall is not available for rent in the secured/resident parking areas, the guest's vehicle will be allowed to park in the visitor's parking area, for a price established by the strata council. A special pass, provided by the Resident Manager, must be displayed on the vehicle's dash and in full view at all times when parked in the visitor's parking area. Any contravention to this bylaw may result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

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Amended Bylaw

8.5.2 Additional parking spaces may be rented from the Resident Manager. The written request to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the visit if this is known. Parking stalls will be rented out on a monthly basis to the owner/resident for the guest's vehicle for a price established by the strata council. If a strata stall is not available for rent in the secured/resident parking areas, the guest's vehicle will be allowed to park in the visitor's parking area, for a price established by the strata council. A special pass, provided by the Resident Manager, must be displayed on the vehicle's dash and in full view at all times when parked in the visitor's parking area. Any contravention to this bylaw may result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

Current Parking Bylaw

8.5.3 Trades people's vehicles are allowed to park in the visitor parking area between 8:00 a.m. and 6:00 p.m. up to 3 days over a 6-day rolling period. If the 3-day limit is to be exceeded, the owner/resident who is having work done on his/her unit, must advise the Resident Manager in writing. The written advice to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the work being done, including the last date the vehicle will be parked in the visitor parking area. All trades people vehicles using the visitor parking area must display on the vehicle's dash and in full view, a valid, current year parking pass issued by the strata council to the owner/resident who is having the work done on his/her unit. A maximum of 60 minutes without a visitor parking pass is allowed. Any contravention to this bylaw may result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

Amended Bylaw

8.5.3 Trades people's vehicles are allowed to park in the visitor parking area between 8:00 a.m. and 6:00 p.m. for up to 3 consecutive days. If the 3-day limit is to be exceeded, the owner/resident who is having work done on his/her unit, must advise the Resident Manager in writing. The written advice to the Resident Manager must include a description of the vehicle (color, make and model), the vehicle's license plate number and the duration of the work being done, including the last date the vehicle will be parked in the visitor parking area. All trades people vehicles using the visitor parking area must display on the vehicle's dash and in full view, a valid, current year parking pass issued by the strata council to the owner/resident who is having the work done on his/her unit. A maximum of 60 minutes without a visitor parking pass is allowed. Any contravention to this bylaw may result in the Unit owner being fined up to \$100.00 or the vehicle in question being towed at the vehicle owner's expense.

Discussion ensued regarding the proposed changes to the parking bylaws.

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A Motion was made to accept  $\frac{3}{4}$  Vote Resolution 1 as presented. Seconded. Defeated. 45 in favour, 49 opposed, 1 abstention

Don Calder was thanked for all his work with respect to the visitors parking area.

**$\frac{3}{4}$  VOTE RESOLUTION 2 - AMENDMENT TO PET BYLAWS**

Cam Lowry read  $\frac{3}{4}$  vote resolution 2.

THEREFORE BE IT RESOLVED THAT the owners of the Strata Corporation LMS195 Citygate 1 repeal the current bylaws pertaining to pets and adopt the amend bylaws put forth as follows:

**CURRENT BYLAWS:**

- 9.1 An owner, tenant or occupier shall not keep any pets of any kind in a strata lot of the Strata Corporation, provided that all existing residents as of May 27, 1996 are grandfathered and may own pet(s), in accordance with the provisions of bylaws 9, as long as they remain residents of LMS195.
- 9.2 No visitors' pets are permitted within the building.
- 9.3 No strata lot owner shall feed pigeons, gulls or other birds or animals from their strata lot or anywhere within Strata Plan LMS 195 boundaries.
- 9.4 All pet owners are responsible for the actions and cleanliness of their pet. Dirt, messes or waste made by any pet must be cleaned by the individual responsible for the pet. If cleanup is required, but not done by the person responsible for the pet, then the strata lot will be subject to a fine under this bylaw.
- 9.5 All pets must be leashed when on common property including but not restricted to, lobby areas, parking lots, driveways, elevator, etc. Pets too dirty to walk on the floors must be cleaned or carried.
- 9.6 Subject to bylaw 9.1, not more than two pets are allowed per strata lot and, at maturity, such pet(s) must not stand more than eighteen inches, as measured from the shoulder to the ground nor weigh more than twenty pounds.
- 9.7 No pets will be allowed in any of the garden areas of LMS 195 under any circumstances.

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AMENDED BYLAWS:

Owners are permitted to keep pets in their strata lot within these exceptions.

- |                                     |     |                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AMENDED                             | 9.1 | Not more than 2 pets are allowed per strata lot excluding a reasonable number of fish or other small aquarium animals, and a reasonable number of small caged animals.                                                                                                                                                                                                                         |
| AMENDED                             | 9.2 | All visitors of owners must be informed of the rules concerning pets and the owners are responsible for the enforcement of these bylaws.                                                                                                                                                                                                                                                       |
| UNCHANGED                           | 9.3 | No strata lot owner shall feed pigeons, gulls or other birds or animals from their strata lot or anywhere within Strata Plan LMS 195 boundaries.                                                                                                                                                                                                                                               |
| UNCHANGED<br>and of Kent is that it | 9.4 | All pet owners are responsible for the actions and cleanliness of their pet. Dirt, messes or waste made by any pet must be cleaned by the individual responsible for the pet. If cleanup is required, but not done by the person responsible for the pet, then the strata lot will be subject to a fine of \$200.00 under this bylaw.                                                          |
| UNCHANGED<br>and of Kent is that it | 9.5 | All pets must be leashed when on common property including but not restricted to, lobby areas, parking lots, driveways, elevator, etc. Pets too dirty to walk on floors must be cleaned or carried.                                                                                                                                                                                            |
| AMENDED                             | 9.6 | Subject to bylaw 9.1 at maturity the pets must be less than 18" high at the shoulder and weigh less than 25 lbs.                                                                                                                                                                                                                                                                               |
| UNCHANGED                           | 9.7 | No pets will be allowed in any of the garden areas of LMS 195 under any circumstances.                                                                                                                                                                                                                                                                                                         |
| ADDITIONAL                          | 9.8 | An owner must ensure that their pet(s) are kept quiet and controlled. Any owner who keeps a pet which proves to be a nuisance whether on the strata lot or on common property will be ordered by the strata council to control the pet or eliminate the nuisance. If the owner fails to control the pet after that warning the strata council will impose a fine of \$200.00 under this bylaw. |
| ADDITIONAL                          | 9.9 | An owner must register their pet(s) with the strata council within 15 days of the pet residing on a strata lot and must provide in writing pets name, breed, colour, and markings, and a colour photo, with the owners name, strata lot number and telephone number.                                                                                                                           |

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Discussion ensued regarding the proposed changes to the pet bylaws. An owner advised that the current grandfathering is not enforceable. An owner stated that a copy of the court action should be produced if it is felt that the grandfathering is not enforceable. Owners present expressed concern with allowing pets in the building and some stated that they had bought at Citygate because of the no pet bylaws.

A Motion was made to approve  $\frac{3}{4}$  Vote Resolution 2 as presented. Seconded. Defeated. 19 in favour, 87 opposed.

A Motion was made to instruct the Strata Council to look into bylaws to allow pets other than dogs. Seconded. Carried.

**$\frac{3}{4}$  VOTE RESOLUTION 3 – OLYMPIC LIGHTING**

Cam Lowry read  $\frac{3}{4}$  vote resolution 3.

THEREFORE BE IT RESOLVED THAT the owners of Strata Corporation LMS195 Citygate 1 approve the “painting” of the exterior of the building using light to represent one of the colours of the Olympic rings.

A Motion was made to approve  $\frac{3}{4}$  Vote Resolution 3 as presented. Seconded. Carried.

**$\frac{3}{4}$  VOTE RESOLUTION 4 – DISBURSEMENT OF REVENUE**

Cam Lowry read  $\frac{3}{4}$  vote resolution 4.

THEREFORE BE IT RESOLVED THAT the owners of Strata Corporation LMS195 Citygate 1 approve the funds received from the “painting” of the building in the colour of one of the Olympic rings, \$77,900.00, be put into the Contingency Reserve Fund.

A Motion was made to approve  $\frac{3}{4}$  Vote Resolution 4 as presented. Seconded. Carried.

**ELECTION OF STRATA COUNCIL**

Harley Phillips resigned from the Strata Council prior to the end of the fiscal year. Harley was thanked for all his work on the Strata Council. Bill Stone sold his suite and also resigned from the Strata Council. Bill was thanked for all his work.

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

Cam Lowry, Sara Moen, David Waldref, Olga Volkoff, Jim Cool.

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The following Strata Council members agreed to stand for the 2008-2009 Strata Council:

Cindy Coehlo and Kenn Coblin.

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

**NEW BUSINESS**

Utilities

Concern was expressed regarding possible increases in the cost of gas. The original gas fireplaces are not efficient. Fireplaces Unlimited (604-597-5935) are the original installers of the gas fireplaces at Citygate. They have a retrofit that includes a fan to push out warm air.

Window Washing

An owner expressed concern regarding the window washing dates. They did not feel that April and October were appropriate months for washing the windows. A suggestion was made to change the first cleaning to May instead of April. A suggestion was also made to clean the balcony glass behind the decorative metal work. The balcony edges still need to be cleaned but not by power washing.

Gym

A suggestion box will be used to obtain ideas for new equipment for the gym. This work will not be started until later in the fiscal year to determine if the cost of gas will not adversely affect the budget.

Visitor Parking

A suggestion was made to paint the visitor parking post corners yellow.

Garbage Chutes

A suggestion was made to paint the garbage chute rooms.

Pool Deck

A suggestion was made to build an outside deck adjacent to the pool area.

2010 Olympics

It is suggested that a committee be formed to work with the InterTower Committee to gather information regarding the 2010 Olympics and how Citygate will be affected by security, etc. There is a public meeting at the Roundhouse on July 15, 2008.

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The owners present wished to thank Ted McGrath for all his work at Citygate.

There being no further business, the meeting was terminated at 9:00 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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