

January 15, 2010

PLEASE BRING THIS NOTICE TO THE MEETING!

AGENDA

**NOTICE OF ANNUAL GENERAL MEETING
STRATA CORPORATION LMS 2195
"CITY CLUB ON THE PARK"**

NOTICE: The Annual General Meeting of the Owners, Strata Plan LMS 2195, will be held on Wednesday February 3rd, 2010 at 7:00 PM in the Edmonds Community Centre, 7282 Kingsway, Burnaby, BC

(Registration to commence at 6:30 PM)

PURPOSE OF MEETING:

1. To Discuss / Vote on Special Resolution # 1;
2. To Discuss / Vote on Special Resolution # 2;
3. To Discuss / Vote on Special Resolution # 3;
4. To Discuss / Vote on the proposed 2010 Operating Budget;
5. To Elect the Strata Council.

SPECIAL RESOLUTION #1 BY ¾ VOTE:

BE IT RESOLVED THAT The Owners, Strata Plan LMS 2195, hereby approve an expenditure of up to \$9,500.00 to replace both glass doors at the entrance of the residential tower. Funding for this expenditure will be by Special Levy of the Owners in the amount of \$9,500.00, based on unit entitlement, as per the attached schedule. The Special Levy will be due and payable upon passage of this resolution, but for Owners' convenience the Special Levy can be remitted in one payment on May 1st, 2010.

SPECIAL RESOLUTION #2 BY ¾ VOTE:

BE IT RESOLVED THAT The Owners, Strata Plan LMS 2195, hereby approve an expenditure of up to \$3,500.00 for tree trimming on the east side of the residential tower, and the removal of the pine trees in front of the loft homes. Funding for this expenditure will be by Special Levy of the Owners in the amount of \$3,500.00, based on unit entitlement, as per the attached schedule. The Special Levy will be due and

payable upon passage of this resolution, but for Owners' convenience the Special Levy can be remitted in one payment on May 1st, 2010.

SPECIAL RESOLUTION #3 BY ¾ VOTE:

BE IT RESOLVED THAT The Owners, Strata Plan LMS 2195, hereby approve an expenditure of up to \$2,200.00 to replace the carpet in the multi-purpose room in the residential tower. Funding for this expenditure will be by Special Levy of the Owners in the amount of \$2,200.00, based on unit entitlement, as per the attached schedule. The Special Levy will be due and payable upon passage of this resolution, but for Owners' convenience the Special Levy can be remitted in one payment on May 1st, 2010.

VOTING:

Depending on the Bylaws of the Strata Corporation, in order to vote an Owner may have to be paid up in all arrears of maintenance fees, fines or other charges (including chargebacks) owing to the Strata Corporation. If you are uncertain of the status of your account, please call our Accounting Department at 604.432.7774 between 9:00 AM and 4:00 PM. Owners may be represented by proxies – a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

QUORUM:

No business shall be transacted at any general meeting unless a quorum is present at the time when the meeting proceeds to business. A quorum requires that eligible voters holding 1/3 of the strata corporation's votes be present in person or by proxy.

If a quorum is not present within 15 minutes from the time appointed for an annual or special general meeting, the meeting shall stand adjourned for an additional 15 minutes on the same day, at which time the persons present and entitled to vote shall constitute a quorum.

PROXY:

An instrument appointing a proxy shall be in writing under the hand of the appointer or his/her attorney, and may be either in general or for a particular meeting. A proxy need not be an owner.

VOTING PROCEDURES:

At any general meeting, a resolution by the vote of the meeting shall be decided on a show of voting cards, unless a precise count is demanded by any eligible voter present in person or by proxy. Unless a precise count is so demanded, a declaration by the

Chair that a resolution has, on a show of voting cards been carried, is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour of or against the resolution. A demand for a precise count may be withdrawn.

In case of equality in the votes, whether on a show of voting cards or on a poll, the president, or, if the president is absent or unable or unwilling to vote, the vice president of the Strata Council is entitled to a casting vote in addition to his/her original vote. On the show of voting cards, each strata lot shall have one vote. On a show of voting cards or a precise count, votes may be given either personally or by proxy.

****ORDER OF BUSINESS****

- 1) Certify proxies and corporate representatives and issue voting cards;
- 2) Determine that there is a quorum;
- 3) Elect a person to chair the meeting, if necessary;
- 4) Present to the meeting proof of notice of meeting dated January 15th, 2010;
- 5) Approve the agenda;
- 6) Approve Minutes from the last Special General Meeting held March 25th, 2009;
- 7) Deal with unfinished business;
- 8) Receive reports of Strata Council activities and decisions since the previous Annual General Meeting, including reports of committees;
- 9) Report on insurance coverage in accordance with section 154 of the Act;
- 10) Approve the budget for the coming year in accordance with section 103 of the Act;
- 11) Discuss / Vote on the proposed Special Resolution #1;
- 12) Discuss / Vote on the proposed Special Resolution #2;
- 13) Discuss / Vote on the proposed Special Resolution #3;
- 14) Elect a Strata Council;
- 15) Terminate the meeting.



COASTAL INSURANCE SERVICES LTD.

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

SUMMARY OF COVERAGES

NAMED INSURED: Owners of Strata Plan LMS 2195 City Club on the Park
LOCATION: 7077 Beresford Street, Burnaby, BC V5G 4C9
7220 Greenford Avenue, Burnaby, BC V5E 4J8
7010 - 7060 Kingsway, Burnaby, BC V5E 1E7
SUMMARY FOR: Bayside Property Services Ltd.

\$42,428,900 **All Property** - "All Risks" \$1,000 Deductible, Earthquake - 10% Deductible, Water Damage - \$5,000 Deductible, Sewer Backup - \$5,000 Deductible, Flood - \$10,000 Deductible, including Guaranteed Replacement Cost and Blanket Bylaws, Subject to Stated Amount Co-Insurance.

REPLACEMENT **Blanket Glass** -subject to a \$100 Deductible for Residential Units.
\$250 Deductible for Commercial Units

\$10,000,000 **Commercial General Liability** - including Broad Form "occurrence" Property Damage, Medical Payments \$2,500/\$25,000, Cross Liability Clause, Personal Injury (nil participation), Non-Owned Automobile Liability, Contingent Employer's Liability, Contractual Liability, Employees as additional named insureds including any Property Management firms while acting on behalf of the Corporation, subject to a \$500 Deductible per occurrence.

\$2,000,000 **Directors & Officers Liability** - (Errors & Omissions), TO INCLUDE PROPERTY MANAGERS AS ADDITIONAL NAMED INSUREDS.

Condominium Discrimination Defense Costs - Covers legal defense costs for non compensatory damages from an unsuccessful action or complaint. \$10,000 per action, \$25,000 aggregate.

\$1,000,000 **Pollution and Remediation Legal Liability** - subject to a \$10,000 Retention.

\$100,000 **Volunteer Accident Insurance Plan** - Accidental Death and Disability for owners who perform work on a volunteer basis. Plan II - Principal Sum - \$100,000 Weekly Accident Indemnity - \$500, Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$2,500. Subject to a 7 day Waiting Period, Maximum 52 Weeks.

Comprehensive Dishonesty, Disappearance and Destruction

\$10,000 Employee Dishonesty - Form A

\$5,000 Loss Inside/Outside the Premises, Money Orders and Counterfeit Paper Currency and Depositors Forgery

FULL VALUE **Equipment Breakdown** - insuring all Fired & Unfired Pressure Vessels & Refrigeration Systems, Electrical & Mechanical Equipment, Repair or Replacement. Subject to \$1,000 Deductible and a 24 hour waiting period for Business Interruption (if applicable). INCLUDES: Hot Water Supply & Storage Tanks, Pool Boiler and Filter Tanks, all Electrical Motors, Fans, Tanks, Pumps, Compressors, Switchgear, Switchboard, Air-Conditioning Units, Intercom, Phone and Security Systems.

POLICY TERM: 06/01/09 TO 06/01/10 mm/dd/yy 12:01 a.m. Standard Time

This is a generalized resume of coverages for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

Date: May 28, 2009

E/OE/BC

Contingency Reserve Fund

Opening CRF	133,989.39
Owners' Contributions	20,000.04
Interest Earned	948.91
Transfer from Special Levy	877.45
Special Levy	1,430.21
Service Charge	(55.00)
J Taylor & Associates	(1,575.00)
Professional Mechanical	(10,550.40)
Accurate Lock	(1,063.40)
Ending CRF	143,997.20

Strata Plan LMS 2195
2010 Proposed Maintenance Fee Schedule
January 1, 2010 – December 1, 2010 Inclusive

Suite	Unit Entitlement	2009 Fees	Joint Fees	CRF Contribution	Residential Fees	Commercial Fees	Total Fees
Kingsway							
7010	1316	397.96	212.27	16.19		180.08	408.54
7018	540	163.29	87.11	6.64		73.89	167.64
7020	544	164.51	87.75	6.69		74.44	168.88
7030	547	165.41	88.23	6.73		74.85	169.81
7040	837	253.10	135.01	10.30		114.53	259.84
7050	839	253.72	135.33	10.32		114.81	260.46
7060	858	259.46	138.39	10.56		117.41	266.36

7220 Greenford Avenue

201	962	261.34	155.17	11.84	110.65		277.66
202	922	250.47	148.72	11.34	106.05		266.11
203	911	247.48	146.94	11.21	104.79		262.94
204	909	246.94	146.63	11.18	104.56		262.37
205	908	246.67	146.46	11.17	104.44		262.07
206	909	246.94	146.63	11.18	104.56		262.37
207	909	246.94	146.63	11.18	104.56		262.37
208	929	252.37	149.85	11.43	106.86		268.14

7077 Beresford Street

201	856	232.54	138.07	10.53	98.46		247.06
202	779	211.62	125.66	9.58	89.60		224.84
203	842	228.73	135.81	10.36	96.85		243.02
204	645	175.22	104.03	7.94	74.19		186.16
205	737	200.21	118.88	9.07	84.77		212.72
206	737	200.21	118.88	9.07	84.77		212.72
207	645	175.22	104.03	7.94	74.19		186.16
301	856	232.54	138.07	10.53	98.46		247.06
302	779	211.62	125.66	9.58	89.60		224.84
303	842	228.73	135.81	10.36	96.85		243.02
304	645	175.22	104.03	7.94	74.19		186.16
305	736	199.94	118.72	9.05	84.66		212.43
306	736	199.94	118.72	9.05	84.66		212.43
307	645	175.22	104.03	7.94	74.19		186.16
401	856	232.54	138.07	10.53	98.46		247.06
402	779	211.62	125.66	9.58	89.60		224.84
403	842	228.73	135.81	10.36	96.85		243.02
404	645	175.22	104.03	7.94	74.19		186.16
405	736	199.94	118.72	9.05	84.66		212.43
406	736	199.94	118.72	9.05	84.66		212.43
407	645	175.22	104.03	7.94	74.19		186.16
501	856	232.54	138.07	10.53	98.46		247.06
502	779	211.62	125.66	9.58	89.60		224.84
503	842	228.73	135.81	10.36	96.85		243.02
504	645	175.22	104.03	7.94	74.19		186.16
505	736	199.94	118.72	9.05	84.66		212.43

Strata Plan LMS 2195
2010 Proposed Maintenance Fee Schedule
January 1, 2010 – December 1, 2010 Inclusive

Suite	Unit Entitlement	2009 Fees	Joint Fees	CRF Contribution	Residential Fees	Commercial Fees	Total Fees
506	736	199.94	118.72	9.05	84.66		212.43
507	645	175.22	104.03	7.94	74.19		186.16
601	856	232.54	138.07	10.53	98.46		247.06
602	779	211.62	125.66	9.58	89.60		224.84
603	842	228.73	135.81	10.36	96.85		243.02
604	645	175.22	104.03	7.94	74.19		186.16
605	736	199.94	118.72	9.05	84.66		212.43
606	736	199.94	118.72	9.05	84.66		212.43
607	645	175.22	104.03	7.94	74.19		186.16
701	856	232.54	138.07	10.53	98.46		247.06
702	779	211.62	125.66	9.58	89.60		224.84
703	842	228.73	135.81	10.36	96.85		243.02
704	645	175.22	104.03	7.94	74.19		186.16
705	736	199.94	118.72	9.05	84.66		212.43
706	736	199.94	118.72	9.05	84.66		212.43
707	645	175.22	104.03	7.94	74.19		186.16
801	856	232.54	138.07	10.53	98.46		247.06
802	779	211.62	125.66	9.58	89.60		224.84
803	842	228.73	135.81	10.36	96.85		243.02
804	645	175.22	104.03	7.94	74.19		186.16
805	736	199.94	118.72	9.05	84.66		212.43
806	736	199.94	118.72	9.05	84.66		212.43
807	645	175.22	104.03	7.94	74.19		186.16
901	856	232.54	138.07	10.53	98.46		247.06
902	779	211.62	125.66	9.58	89.60		224.84
903	842	228.73	135.81	10.36	96.85		243.02
904	645	175.22	104.03	7.94	74.19		186.16
905	736	199.94	118.72	9.05	84.66		212.43
906	736	199.94	118.72	9.05	84.66		212.43
907	645	175.22	104.03	7.94	74.19		186.16
1001	856	232.54	138.07	10.53	98.46		247.06
1002	779	211.62	125.66	9.58	89.60		224.84
1003	842	228.73	135.81	10.36	96.85		243.02
1004	645	175.22	104.03	7.94	74.19		186.16
1005	736	199.94	118.72	9.05	84.66		212.43
1006	736	199.94	118.72	9.05	84.66		212.43
1007	645	175.22	104.03	7.94	74.19		186.16
1101	856	232.54	138.07	10.53	98.46		247.06
1102	779	211.62	125.66	9.58	89.60		224.84
1103	842	228.73	135.81	10.36	96.85		243.02
1104	645	175.22	104.03	7.94	74.19		186.16
1105	736	199.94	118.72	9.05	84.66		212.43
1106	736	199.94	118.72	9.05	84.66		212.43
1107	645	175.22	104.03	7.94	74.19		186.16
1201	856	232.54	138.07	10.53	98.46		247.06
1202	779	211.62	125.66	9.58	89.60		224.84
1203	842	228.73	135.81	10.36	96.85		243.02
1204	645	175.22	104.03	7.94	74.19		186.16
1205	736	199.94	118.72	9.05	84.66		212.43

Strata Plan LMS 2195
2010 Proposed Maintenance Fee Schedule
January 1, 2010 – December 1, 2010 Inclusive

Suite	Unit Entitlement	2009 Fees	Joint Fees	CRF Contribution	Residential Fees	Commercial Fees	Total Fees
1206	736	199.94	118.72	9.05	84.66		212.43
1207	645	175.22	104.03	7.94	74.19		186.16
1301	856	232.54	138.07	10.53	98.46		247.06
1302	779	211.62	125.66	9.58	89.60		224.84
1303	842	228.73	135.81	10.36	96.85		243.02
1304	645	175.22	104.03	7.94	74.19		186.16
1305	736	199.94	118.72	9.05	84.66		212.43
1306	736	199.94	118.72	9.05	84.66		212.43
1307	645	175.22	104.03	7.94	74.19		186.16
1401	856	232.54	138.07	10.53	98.46		247.06
1402	779	211.62	125.66	9.58	89.60		224.84
1403	842	228.73	135.81	10.36	96.85		243.02
1404	645	175.22	104.03	7.94	74.19		186.16
1405	736	199.94	118.72	9.05	84.66		212.43
1406	736	199.94	118.72	9.05	84.66		212.43
1407	645	175.22	104.03	7.94	74.19		186.16
1501	856	232.54	138.07	10.53	98.46		247.06
1502	779	211.62	125.66	9.58	89.60		224.84
1503	842	228.73	135.81	10.36	96.85		243.02
1508	1384	375.98	223.24	17.03	159.19		399.46
1509	1384	375.98	223.24	17.03	159.19		399.46
1601	856	232.54	138.07	10.53	98.46		247.06
1602	779	211.62	125.66	9.58	89.60		224.84
1603	842	228.73	135.81	10.36	96.85		243.02
1608	1384	375.98	223.24	17.03	159.19		399.46
1609	1384	375.98	223.24	17.03	159.19		399.46
1701	856	232.54	138.07	10.53	98.46		247.06
1702	779	211.62	125.66	9.58	89.60		224.84
1703	842	228.73	135.81	10.36	96.85		243.02
1708	1384	375.98	223.24	17.03	159.19		399.46
1709	1384	375.98	223.24	17.03	159.19		399.46
1801	856	232.54	138.07	10.53	98.46		247.06
1802	779	211.62	125.66	9.58	89.60		224.84
1803	842	228.73	135.81	10.36	96.85		243.02
1808	1384	375.98	223.24	17.03	159.19		399.46
1809	1384	375.98	223.24	17.03	159.19		399.46
1901	856	232.54	138.07	10.53	98.46		247.06
1902	779	211.62	125.66	9.58	89.60		224.84
1903	842	228.73	135.81	10.36	96.85		243.02
1908	1384	375.98	223.24	17.03	159.19		399.46
1909	1384	375.98	223.24	17.03	159.19		399.46
2001	856	232.54	138.07	10.53	98.46		247.06
2002	779	211.62	125.66	9.58	89.60		224.84
2003	842	228.73	135.81	10.36	96.85		243.02
2008	1384	375.98	223.24	17.03	159.19		399.46
2009	1384	375.98	223.24	17.03	159.19		399.46
2101	856	232.54	138.07	10.53	98.46		247.06
2102	779	211.62	125.66	9.58	89.60		224.84
2103	842	228.73	135.81	10.36	96.85		243.02

Strata Plan LMS 2195
2010 Proposed Maintenance Fee Schedule
January 1, 2010 – December 1, 2010 Inclusive

Suite	Unit Entitlement	2009 Fees	Joint Fees	CRF Contribution	Residential Fees	Commercial Fees	Total Fees
2108	1384	375.98	223.24	17.03	159.19		399.46
2109	1384	375.98	223.24	17.03	159.19		399.46
PH1	856	232.54	138.07	10.53	98.46		247.06
PH2	779	211.62	125.66	9.58	89.60		224.84
PH3	842	228.73	135.81	10.36	96.85		243.02
PH8	1384	375.98	223.24	17.03	159.19		399.46
PH9	1384	375.98	223.24	17.03	159.19		399.46
1	876	237.97	141.30	10.78	100.76		252.84
TH2	914	248.29	147.43	11.24	105.13		263.80
3	877	238.25	141.46	10.79	100.88		253.13
4	767	208.37	123.71	9.44	88.22		221.37
5	741	201.30	119.52	9.12	85.23		213.87
6	879	238.79	141.79	10.81	101.11		253.71
7	912	247.75	147.11	11.22	104.90		263.23
8	886	240.69	142.91	10.90	101.91		255.72
9	771	209.45	124.36	9.49	88.68		222.53
10	751	204.02	121.14	9.24	86.38		216.76
11	886	240.69	142.91	10.90	101.91		255.72
12	907	246.39	146.30	11.16	104.33		261.79
13	878	238.51	141.62	10.80	100.99		253.41
14	775	210.54	125.01	9.53	89.14		223.68
15	743	201.84	119.85	9.14	85.46		214.45
Totals	135472	36970.52	21851.54	1666.65	14951.97	750.01	39220.17

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Glass Doors – Residential Tower

Suite	Unit Entitlement	Special Levy
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Kingsway

7010	1316	92.28
7018	540	37.87
7020	544	38.15
7030	547	38.36
7040	837	58.69
7050	839	58.84
7060	858	60.17

7220 Greenford Avenue

201	962	67.46
202	922	64.66
203	911	63.88
204	909	63.74
205	908	63.67
206	909	63.74
207	909	63.74
208	929	65.15

7077 Beresford Street

201	856	60.03
202	779	54.63
203	842	59.05
204	645	45.23
205	737	51.68
206	737	51.68
207	645	45.23
301	856	60.03
302	779	54.63
303	842	59.05
304	645	45.23
305	736	51.61
306	736	51.61
307	645	45.23
401	856	60.03
402	779	54.63
403	842	59.05
404	645	45.23
405	736	51.61
406	736	51.61
407	645	45.23
501	856	60.03
502	779	54.63
503	842	59.05
504	645	45.23
505	736	51.61
506	736	51.61
507	645	45.23
601	856	60.03
602	779	54.63
603	842	59.05
604	645	45.23
605	736	51.61
606	736	51.61

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Glass Doors – Residential Tower

Suite	Unit Entitlement	Special Levy
607	645	45.23
701	856	60.03
702	779	54.63
703	842	59.05
704	645	45.23
705	736	51.61
706	736	51.61
707	645	45.23
801	856	60.03
802	779	54.63
803	842	59.05
804	645	45.23
805	736	51.61
806	736	51.61
807	645	45.23
901	856	60.03
902	779	54.63
903	842	59.05
904	645	45.23
905	736	51.61
906	736	51.61
907	645	45.23
1001	856	60.03
1002	779	54.63
1003	842	59.05
1004	645	45.23
1005	736	51.61
1006	736	51.61
1007	645	45.23
1101	856	60.03
1102	779	54.63
1103	842	59.05
1104	645	45.23
1105	736	51.61
1106	736	51.61
1107	645	45.23
1201	856	60.03
1202	779	54.63
1203	842	59.05
1204	645	45.23
1205	736	51.61
1206	736	51.61
1207	645	45.23
1301	856	60.03
1302	779	54.63
1303	842	59.05
1304	645	45.23
1305	736	51.61
1306	736	51.61
1307	645	45.23
1401	856	60.03
1402	779	54.63
1403	842	59.05
1404	645	45.23
1405	736	51.61
1406	736	51.61
1407	645	45.23

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Glass Doors – Residential Tower

Suite	Unit Entitlement	Special Levy
1501	856	60.03
1502	779	54.63
1503	842	59.05
1508	1384	97.05
1509	1384	97.05
1601	856	60.03
1602	779	54.63
1603	842	59.05
1608	1384	97.05
1609	1384	97.05
1701	856	60.03
1702	779	54.63
1703	842	59.05
1708	1384	97.05
1709	1384	97.05
1801	856	60.03
1802	779	54.63
1803	842	59.05
1808	1384	97.05
1809	1384	97.05
1901	856	60.03
1902	779	54.63
1903	842	59.05
1908	1384	97.05
1909	1384	97.05
2001	856	60.03
2002	779	54.63
2003	842	59.05
2008	1384	97.05
2009	1384	97.05
2101	856	60.03
2102	779	54.63
2103	842	59.05
2108	1384	97.05
2109	1384	97.05
PH1	856	60.03
PH2	779	54.63
PH3	842	59.05
PH8	1384	97.05
PH9	1384	97.05
1	876	61.43
TH2	914	64.09
3	877	61.50
4	767	53.79
5	741	51.96
6	879	61.64
7	912	63.95
8	886	62.13
9	771	54.07
10	751	52.66
11	886	62.13
12	907	63.60
13	878	61.57
14	775	54.35
15	743	52.10

Totals 135472 9500.06

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Tree Trimming

Suite	Unit Entitlement	Special Levy
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Kingsway

7010	1316	34.00
7018	540	13.95
7020	544	14.05
7030	547	14.13
7040	837	21.62
7050	839	21.68
7060	858	22.17

7220 Greenford Avenue

201	962	24.85
202	922	23.82
203	911	23.54
204	909	23.48
205	908	23.46
206	909	23.48
207	909	23.48
208	929	24.00

7077 Beresford Street

201	856	22.12
202	779	20.13
203	842	21.75
204	645	16.66
205	737	19.04
206	737	19.04
207	645	16.66
301	856	22.12
302	779	20.13
303	842	21.75
304	645	16.66
305	736	19.01
306	736	19.01
307	645	16.66
401	856	22.12
402	779	20.13
403	842	21.75
404	645	16.66
405	736	19.01
406	736	19.01
407	645	16.66
501	856	22.12
502	779	20.13
503	842	21.75
504	645	16.66
505	736	19.01
506	736	19.01
507	645	16.66
601	856	22.12
602	779	20.13
603	842	21.75
604	645	16.66
605	736	19.01

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Tree Trimming

Suite	Unit Entitlement	Special Levy
606	736	19.01
607	645	16.66
701	856	22.12
702	779	20.13
703	842	21.75
704	645	16.66
705	736	19.01
706	736	19.01
707	645	16.66
801	856	22.12
802	779	20.13
803	842	21.75
804	645	16.66
805	736	19.01
806	736	19.01
807	645	16.66
901	856	22.12
902	779	20.13
903	842	21.75
904	645	16.66
905	736	19.01
906	736	19.01
907	645	16.66
1001	856	22.12
1002	779	20.13
1003	842	21.75
1004	645	16.66
1005	736	19.01
1006	736	19.01
1007	645	16.66
1101	856	22.12
1102	779	20.13
1103	842	21.75
1104	645	16.66
1105	736	19.01
1106	736	19.01
1107	645	16.66
1201	856	22.12
1202	779	20.13
1203	842	21.75
1204	645	16.66
1205	736	19.01
1206	736	19.01
1207	645	16.66
1301	856	22.12
1302	779	20.13
1303	842	21.75
1304	645	16.66
1305	736	19.01
1306	736	19.01
1307	645	16.66
1401	856	22.12
1402	779	20.13
1403	842	21.75
1404	645	16.66
1405	736	19.01
1406	736	19.01

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Tree Trimming

Suite	Unit Entitlement	Special Levy
1407	645	16.66
1501	856	22.12
1502	779	20.13
1503	842	21.75
1508	1384	35.76
1509	1384	35.76
1601	856	22.12
1602	779	20.13
1603	842	21.75
1608	1384	35.76
1609	1384	35.76
1701	856	22.12
1702	779	20.13
1703	842	21.75
1708	1384	35.76
1709	1384	35.76
1801	856	22.12
1802	779	20.13
1803	842	21.75
1808	1384	35.76
1809	1384	35.76
1901	856	22.12
1902	779	20.13
1903	842	21.75
1908	1384	35.76
1909	1384	35.76
2001	856	22.12
2002	779	20.13
2003	842	21.75
2008	1384	35.76
2009	1384	35.76
2101	856	22.12
2102	779	20.13
2103	842	21.75
2108	1384	35.76
2109	1384	35.76
PH1	856	22.12
PH2	779	20.13
PH3	842	21.75
PH8	1384	35.76
PH9	1384	35.76
1	876	22.63
TH2	914	23.61
3	877	22.66
4	767	19.82
5	741	19.14
6	879	22.71
7	912	23.56
8	886	22.89
9	771	19.92
10	751	19.40
11	886	22.89
12	907	23.43
13	878	22.68
14	775	20.02
15	743	19.20

Totals	135472	3499.91
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Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Carpet Multi-Purpose Room

Suite	Unit Entitlement	Special Levy
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Kingsway

7010	1316	21.37
7018	540	8.77
7020	544	8.83
7030	547	8.88
7040	837	13.59
7050	839	13.62
7060	858	13.93

7220 Greenford Avenue

201	962	15.62
202	922	14.97
203	911	14.79
204	909	14.76
205	908	14.75
206	909	14.76
207	909	14.76
208	929	15.09

7077 Beresford Street

201	856	13.90
202	779	12.65
203	842	13.67
204	645	10.47
205	737	11.97
206	737	11.97
207	645	10.47
301	856	13.90
302	779	12.65
303	842	13.67
304	645	10.47
305	736	11.95
306	736	11.95
307	645	10.47
401	856	13.90
402	779	12.65
403	842	13.67
404	645	10.47
405	736	11.95
406	736	11.95
407	645	10.47
501	856	13.90
502	779	12.65
503	842	13.67
504	645	10.47
505	736	11.95
506	736	11.95
507	645	10.47
601	856	13.90
602	779	12.65
603	842	13.67
604	645	10.47
605	736	11.95

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Carpet Multi-Purpose Room

Suite	Unit Entitlement	Special Levy
606	736	11.95
607	645	10.47
701	856	13.90
702	779	12.65
703	842	13.67
704	645	10.47
705	736	11.95
706	736	11.95
707	645	10.47
801	856	13.90
802	779	12.65
803	842	13.67
804	645	10.47
805	736	11.95
806	736	11.95
807	645	10.47
901	856	13.90
902	779	12.65
903	842	13.67
904	645	10.47
905	736	11.95
906	736	11.95
907	645	10.47
1001	856	13.90
1002	779	12.65
1003	842	13.67
1004	645	10.47
1005	736	11.95
1006	736	11.95
1007	645	10.47
1101	856	13.90
1102	779	12.65
1103	842	13.67
1104	645	10.47
1105	736	11.95
1106	736	11.95
1107	645	10.47
1201	856	13.90
1202	779	12.65
1203	842	13.67
1204	645	10.47
1205	736	11.95
1206	736	11.95
1207	645	10.47
1301	856	13.90
1302	779	12.65
1303	842	13.67
1304	645	10.47
1305	736	11.95
1306	736	11.95
1307	645	10.47
1401	856	13.90
1402	779	12.65
1403	842	13.67
1404	645	10.47
1405	736	11.95
1406	736	11.95

Strata Plan LMS 2195
Proposed Special Levy
Due May 1, 2010
Replace Carpet Multi-Purpose Room

Suite	Unit Entitlement	Special Levy
1407	645	10.47
1501	856	13.90
1502	779	12.65
1503	842	13.67
1508	1384	22.48
1509	1384	22.48
1601	856	13.90
1602	779	12.65
1603	842	13.67
1608	1384	22.48
1609	1384	22.48
1701	856	13.90
1702	779	12.65
1703	842	13.67
1708	1384	22.48
1709	1384	22.48
1801	856	13.90
1802	779	12.65
1803	842	13.67
1808	1384	22.48
1809	1384	22.48
1901	856	13.90
1902	779	12.65
1903	842	13.67
1908	1384	22.48
1909	1384	22.48
2001	856	13.90
2002	779	12.65
2003	842	13.67
2008	1384	22.48
2009	1384	22.48
2101	856	13.90
2102	779	12.65
2103	842	13.67
2108	1384	22.48
2109	1384	22.48
PH1	856	13.90
PH2	779	12.65
PH3	842	13.67
PH8	1384	22.48
PH9	1384	22.48
1	876	14.23
TH2	914	14.84
3	877	14.24
4	767	12.46
5	741	12.03
6	879	14.27
7	912	14.81
8	886	14.39
9	771	12.52
10	751	12.20
11	886	14.39
12	907	14.73
13	878	14.26
14	775	12.59
15	743	12.07

Totals 135472 2199.78

**** PROXY ****

I (We) _____ being the registered Owner(s) of
Unit _____, "City Club on the Park", Strata Plan LMS 2195, hereby appoint
_____ as my / our Proxy Representative at the
Annual General Meeting of The Owners, Strata Plan LMS 2195, to be held Wednesday
February 3rd, 2010 at 7:00 PM at the Edmonds Community Centre, 7282 Kingsway,
Burnaby, BC. Discretionary authority is conferred on the proxy with respect to such
proposals or matters which may properly come before the meeting and at any
adjournment thereof.

SIGNED this _____ day of _____ 2010.

Owner(s)

****PLEASE NOTE****

The Strata Corporation will need to retain a copy of this form for their records. Please bring a photocopy to the meeting if you wish to retain a copy for your records.

MINUTES OF COUNCIL MEETING STRATA CORPORATION LMS 2195

City Club on the Park

January 6, 2010

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

**ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।**

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

**MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 2195
"CITY CLUB ON THE PARK"**

Held: Wednesday January 6, 2010, at 6:30 p.m. in the Multi-Purpose Room of the Residential Tower located at 7077 Beresford Street, Burnaby, BC

Present:	Brian Fung	President
	Paula Anderson	Vice-President
	Hani Botros	Treasurer
	Catherine Bieler-Lebrun	
	Alan Chiu	
	Bernard Pelletier	Secretary
	Markus Fankhauser	Contract Caretaker

Guests: One Owner

Agent: Scott Unger Bayside Property Services

CALL TO ORDER

The meeting was called to order at 6:39 PM by Brian Fung.

GUEST BUSINESS

An Owner who requested a meeting with Council discussed her concerns regarding recent water damage in her unit. After the Owner left, Council discussed this matter and directed Bayside to send her a letter with Council's decision.

PREVIOUS MINUTES

It was moved, seconded (Anderson/ Bieler-Lebrun) and carried unanimously to approve the minutes of the previous meeting dated December 1, 2009.

CARETAKER REPORT

The Caretaker's Report was presented by Markus Fankhauser and reviewed by Council.

BUSINESS ARISING FROM MINUTES

1. Repairs: Bayside updated Council on completed repairs since the last Council meeting, including the re-painting of the Multi-purpose Room in the residential tower.

2. Alterations & Improvements Agreements: Bayside informed Council that the A & I Agreement requests from two Owners presented at the last Council meeting have been signed by the Owners and given to Bayside, along with the extra information on installation requested by Council at the last meeting.
3. Further Invoice Information: Bayside presented Council with further information requested regarding a legal invoice from the spring. Council directed Bayside to pay the invoice and chargeback to the affected unit Owner.

FINANCIAL REPORTS

1. Financial Reports: After discussion, it was moved, seconded (Botros / Fung) and carried to approve the Financial Reports for October & November 2009 as prepared by Bayside.
2. Accounts Receivable: The Accounts Receivable report as of January 6, 2010, was reviewed by the Strata Council.

CORRESPONDENCE

1. Request to Reimburse: A letter was received from an occupant who moved out recently, seeking reimbursement for their moving fee. Council reviewed the letter and denied the request.
2. Complaint About Pipe Noises: A letter was received regarding an ongoing noise from the pipes. A letter was delivered to all occupants with unit numbers ending in "03" to inspect their units for the source of the noise. After inspecting a number of units, the source has possibly been located, and PML has been called to inspect a specific unit and repair the problem.
3. Complaint About Pipe Noises: A letter was received regarding a noise from the pipes in their wall on the exterior wall in the kitchen. Bayside attended to this and after witnessing the noise, PML was contacted to arrange an inspection and repair.
4. Mold on Wall: A letter by email was received from an Owner regarding mold on a closet wall. Council instructed Bayside to have this inspected and repaired.

NEW BUSINESS

1. Quotes for Approval: Council reviewed and approved the quotes presented by Bayside for approval:
 - AArc West Mechanical for repairing the GFI & heat trace problem with the monitor panel which has been an ongoing problem for months.
 - Hyland Painting for drywall repairs through the residential tower due to pipe repairs.
 - Levitt Safety for a three year contract for the required maintenance of the backflow preventer (required by the City of Burnaby).
 - James Brown Building Services for replacing the three rotten sign posts in the driveway of the residential tower.

2. Key Fobs: Bayside informed Council about the new requirements from ADT Advanced Integration (formerly Intercon) for obtaining spare key fobs in the future.
3. Invoices For Approval: Council approved payment of the invoices that Bayside presented for Council's approval.
4. Christmas Gift: It was moved/seconded (Fung / Anderson) and carried with 5 votes in favor, and 1 vote opposed, to authorize Bayside to purchase a \$150.00 gift card for both Markus and Rosa (total \$300.00) for a job well done this year.
5. Proposed Budget for 2010: Bayside presented the proposed 2010 budget, which was discussed and approved after changes were made as directed by Council.

Council also wishes to report to the Owners about the break-in on the 15th floor in December. This is the first time in 14 years (to the best of Council's knowledge) that there has been a report of a break-in to a suite. This happened during the same time a move out was occurring. Council requests that Owners review their personal security (double check your locks and take extra precautions).

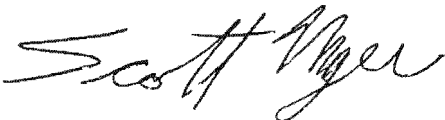
TERMINATION

The meeting was terminated at 9:30 PM on a motion by Council President Brian Fung.

The next meeting will be the Annual General Meeting, tentatively scheduled for Wednesday February 3, 2010 at the Edmonds Community Centre, 7282 Kingsway, Burnaby, BC.

If owners would like to address the Council at the next meeting, please contact Bayside in advance so that your concerns can be added to the agenda.

Council requests that if you have any questions or concerns, please direct them to Bayside Property Services, not to the cleaning staff (Rosa). Thank you



Scott Unger
Property Manager

Bayside Property Services Ltd.

Sperling Plaza, Suite 100, 6400 Roberts Street, Burnaby, BC, V5G 4C9

Direct: 604-629-8761

Office: 604-432-7774 (24 Hours – after hours, emergencies only please)

Email: sunger@baysideproperty.com

*****Please retain these minutes provided to you at no cost; replacement minutes will be subject to a fee*****