

MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN LMS 837 – CASCADE GREEN
HELD ON SATURDAY, DECEMBER 2ND, 2006 AT 9:00 A.M. IN THE AMENITY ROOM, 1ST FLOOR
2964 TRETHEWEY, ABBOTSFORD, B.C.

COUNCIL IN ATTENDANCE: Janice Baker Chairman of Meeting
Linda Weber
Joan McCulloch
Will Hopes

REGRETS: Greg Mainwood
Catherine Ohlsson

ALSO IN ATTENDANCE John Williamson, Remedial Warranty Consultant to LMS 837
Laurie Evans Property Manager
Tim Collins Property Manager
CENTURY 21 Prudential Estates (RMD) Ltd.

Dennis Driscoll, Maintenance Coordinator LMS 837

1. CALL TO ORDER

The meeting was called to order at 9:10 a.m. by the Strata Corporation Vice-President, Will Hopes.

2. ADOPTION OF PREVIOUS MINUTES - October 21st, 2006

It was,

MOVED AND SECONDED

That the minutes of the meeting held on October 21st, 2006 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

3. GUEST BUSINESS

Mr. Williamson was thanked for attending this meeting (and bringing muffins, etc) and presented his verbal report on building warranty issues. At the October meeting, the Property Manager reported that Tri Power Construction has been asked numerous times over the past year to attend to a warranty issue at Strata Lot 201 involving the deck drain and slope. No date has been scheduled for this work, although the Contractor initially indicated it would be completed by the end of the summer. The Property Manager reviewed correspondence received from RDH Building Engineering with reference to this required work and noted that Tri Power has agreed in writing to deal with it. Mr. Williamson confirmed that he had been consulted regarding this issue and was now recommending that the remedial contract with Tri Power Construction be researched and the Bond posted by the contractor reviewed to see if remedy could be obtained by this source. The Property Manager will do this investigation and report back to council and the consultant.

Mr. Williamson advised he had done a visual inspection of the building exteriors prior to the meeting and that no problems are evident. Mr. Williamson then left the meeting at 9:35 a.m.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

a) 2964 Lobby Skylights

The replacement of the entrance skylights with roofing is deferred to the new year. The City of Abbotsford is requiring a Building Permit for this roof replacement work and drawings are currently being drawn up for presentation. Focus Engineering will review the drawings when obtained and finalize issues with the City of Abbotsford so that a permit can be obtained. Precision Cladding will then proceed with the work.

b) **Waterproofing around gas lines at north end of 2960**

This work has now been deferred to the new year. Advanced Roofing will attend to the waterproofing tie in to the gas lines as soon as weather permits.

c) **ICBC Claim – Railing 2958**

Melody Custom Metals have been contracted by ICBC to replace and repair the railing along the parkade entrance wall at 2958, after being hit by a Handi Dart bus. The contractor has been asked to expedite this repair.

5. **COMMITTEE REPORTS**

a) **Grounds**

i **Landscaping**

The gardening contractor will return when weather permits to continue with the fall clean up and pruning. Two tree problems were reported following the recent snow fall.

ii **Front Fountains and Waterfalls**

Imperial Paddock Pools has now winterized the front fountains. RuDa Contracting will remove the rocks from the two front fountains in the early new year. It was decided that the rocks should be placed on the common property at the south end of buildings 2960 and 2962. Once the basic fountain is exposed, Ruda Contracting will be contracted to create concrete levels in the front fountains to correspond with the other fountains. Imperial Paddock will clean and grout any cracks, so that an epoxy paint can be applied in the spring. Two new pumps will be required to operate the fountains and this project will be completed over the coming months so that they are functional for the spring start up.

b) **Parking**

i **P.I. Parkade**

Joan McCulloch reported that since the last meeting, 3 vehicles were warned because of no insurance and 5 vehicles were towed. Inspection of the upper lot was relaxed during the snow storm.

c) **Moves**

Joan McCulloch reported that since the last meeting there have been 9 moves in and 9 moves out of the buildings. Last month someone left a bed sofa in a 3rd floor lobby in 2958, It cost \$100.00 for 1-800-JUNK to remove this discarded furniture. This month someone left a queen box spring and mattress in the 1st floor hallway of 2964. Who exactly did these residents think would move or dispose of these unwanted items? This costs the Strata Corporation dollars which could be better spent in other areas. Please refrain!

d) **Website**

Dennis Driscoll reported that the Cascade Green website has a domain problem, which should be rectified shortly. The new service provider apparently did not activate the new domain when taking over the account. We apologize for this interruption in service.

6. **MAINTENANCE CO-ORDINATOR'S REPORT ON BUILDINGS AND GROUNDS**

a) **Annual Inspection of Fire Safety Equipment**

Fraser Valley Fire has now completed the repair work noted during their annual inspection in October.

b) **Dryer Vent Cleaning**

National Air Technologies cleaned most unit dryer vents from the inside and outside. The inside cleaning removed 90 % of the dryer lint. Those who didn't provide in suite access for the cleaning contractor had their vents cleaned from the outside only. This outside cleaning removes about 80% of the lint. Thank you to Joan McCulloch for assisting with suite access.

c) **Carpet Damage from Bicycle**

It was brought to Council's attention that a resident at 2962 had been observed skidding his bicycle tires on the common hallway carpet. This has caused a burn mark on the new carpet. The owner of the unit was personally notified following the October meeting and attempted to clean the mark. This attempt is not satisfactory however and the owner will be asked to make further efforts or the carpet will be replaced, with the costs charged back to the unit owner.

PLEASE DO NOT RIDE BICYCLES IN THE HALLWAYS OF THE BUILDINGS. BICYCLES ARE TO BE CARRIED FROM THE SUITE DOOR TO THE OUTSIDE OF THE BUILDING.

d) **Interior Hallway Repairs and Painting**

Over the winter months, Dennis Driscoll will be repairing hallway wall damage and painting fire doors and frames, walls, etc. RESIDENTS ARE ASKED TO TAKE A FEW MINUTES TO WASH AND REMOVE DIRT AND MARKS FROM YOUR FRONT SUITE DOOR AND FRAME AREA. THIS IS YOUR RESPONSIBILITY. THANK YOU.

e) **Lobby Carpet – 2964 and 2962**

Council discussed targeted areas for carpet replacement during this fiscal year. Discussion ensued and it was,

MOVED and SECONDED

That a section of tile be removed in the lobby areas of 2964 and 2962, from the front doors to the elevators, and replaced with patterned carpet tiles to co-ordinate with the colour theme of each lobby.

MOTION CARRIED UNANIMOUSLY

f) **Snow Issues**

What a nightmare for everyone! This record snow storm caused havoc on the roadways and parking areas at Cascade Green and when the temperatures dropped, the snow hardened making it impossible to scrape. Wildcat Excavations responded to clear the roadways and sand/salt the ramps. As the snow melts, the contractor will continue to scrape the slush to be driving easier.

It is the policy of the Strata Corporation to leave the garage gates open during icy, snowy weather. This was done last week and unfortunately resulted in several bicycle thefts, car break-ins and one vehicle theft. These incidents happened during the day. Leaving the gates up is necessary, however, as when the ramps are icy, vehicles skid into the gates if they are closed.

A huge thank you to Dennis Driscoll and those who assisted him in shoveling, salting sidewalks and ramps during this time.

g) **Recent Power Outages**

On November 10th and November 25th, the power to the complex was out. On November 10th, the main transformers for the complex blew and, although B.C. Hydro responded within the hour, it took them all night to obtain new transformers and get them installed. This was a major occurrence. The emergency generators in 2964 and 2962 responded as expected and provided reduced lighting to these buildings. Patrick Short Servicing checked the generators following this extended use, and they were functioning well. A problem exists with the exhaust fan for the generator in 2962. Venting improvements are being considered. 2958 and 2960 do not have emergency generators and the hallway/stairwell battery pack emergency lights only last about 20 minutes. Fraser Valley Fire Protection is putting together some options and costs for upgrading these battery packs. They are very expensive, however, Council feels this is an important issue which needs to be better addressed. In the short term, Joan McCulloch has purchased four high powered flashlights and these will be used in the future to escort residents to their units. A thank you to Dennis Driscoll for staying up all night during the November 10th incident, as well as his three assistants who were posted to fire watch in each of the buildings.

h) **Parking Garages**

These areas have now been cleaned for the winter. Please do not store personal property in your parking stall, as per the Strata Corporation's bylaws.

7. **FINANCIAL REPORT**

a) **Operating Statement and Receivables Review**

Treasurer, Janice Baker, and Property Manager, Tim Collins, reviewed the October owner balance report and receivables.. It was then,

MOVED AND SECONDED

That the October, 2006 operating statement be adopted as reviewed.

MOTION CARRIED UNANIMOUSLY

8. **NEW BUSINESS**

a) **Noise Issues**

Management and Council continue to receive complaint letters from time to time concerning noise issues. PLEASE DO NOT USE YOUR WASHING MACHINE, DRYER OR DISH WASHER AFTER 10 P.M. Also, please be considerate by closing doors quietly, walking softly not thumping, keeping TV and stereo volume at a reasonable level. Cascade Green is a community and co-operation and consideration from each resident is expected and required in order for all to enjoy 'quiet enjoyment' of their home. Correspondence from an owner, in response to a letter sent by the Strata Corporation concerning the jumping and thumping activities of a young child causing a disturbance to owners below, was reviewed and discussed. The Mother indicated that she is making every efforts to address this concern.

b) **Interior Alterations/Upgrading**

Owners please note: The Strata Property Act and Bylaws of Cascade Green require that the Strata Council be advised, in writing, prior to any interior suite alterations or upgrading being done. The Strata Corporation has guidelines for interior alterations and can advise and assist owners in this regard. If you wish to replace carpets with laminate flooring, a 'condo approved soundproofing underlay' MUST BE USED. Interior walls should not be altered or removed without the approval of Council, after determining they are not load bearing.

c) **Sun Blinds, Balcony Items and Christmas**

It is time for residents to take down their sun screen blinds, including bamboo blinds and similar screens. An visual ground inspection of the balcony areas will be made, at Council's direction, and letter sent to residents if unauthorized items are found in evidence. Christmas lights may be strung around balcony areas but not affixed or attached to the building walls in any way that would cause a penetration or ingression into the stucco. All lights must be removed by January 15th please. When bringing a cut tree into and later out of the building, PLEASE WRAP IT in a sheet or plastic bag to contain the needles. CHRISTMAS TREES MUST BE TAKEN TO A RECYCLING LOCATION. DO NOT LEAVE THEM BY THE GARBAGE COMPOUND OR BINS.

d) **Insurance Notification**

The Property Manager reported that an owner slipped and fell on the lobby tiles coming out of the elevator at 2964 recently. The woman was injured and taken to the hospital by ambulance. Notification has been given to the Strata Corporation's insurers in this regard.

e) **Home Inspections/Appraisals**

Owners who are selling their units are asked to advise prospective purchasers and their realtors that access to the common property areas of the buildings for home inspection or appraisal purposes requires 24 hours notice to the building maintenance co-ordinator, Dennis Driscoll . (604) 835-6825.

Realtor requests for minutes and a Form B, Certificate of Disclosure, should be directed to Century 21 Ace Agencies Ltd. (604) 853-3374 during business hours, Monday to Friday.

f) **Building Cleaning**

The Property Manager advised that she is working with the cleaning staff regarding some of the detailing not being attended to the standard expected. The cleaning contractor is responding to these requests and ongoing discussions are underway.

g) **Dogs**

Dog owners are again reminded that the Strata Corporation's bylaws state that dogs must be leashed and under the control of the owner at all times when on the common property. Excrement is to be picked up and removed immediately.

9. **ADJOURNMENT**

There being no further business to come before the meeting, the Chair accepted a motion to adjourn at 12:35 p.m. The next meeting of Council will be held on Saturday, JANUARY 27th, 2007 at 9:00 a.m.

Respectfully submitted,
CENTURY 21 Ace Agencies Ltd.
(604) 853-3374 FAX: (604) 853-2133
CENTURY 21 Prudential Estates (RMD) Ltd.
M. Laurie Evans, Property Manager
(604) 514-0291 email: contactlaurie@msn.com
Tim Collins, Property Manager
(604) 273-1745 email: tim@century21pel.com

**Form B and Form F requests should be directed to Valerie Tracey at Century 21 Ace Agencies Ltd.
853-2133**

Service Manager: (604) 273-1745 24 hour emergency assistance

**Cascade Green Maintenance Coordinator: Dennis Driscoll (604) 835-6825
Email: dennis.driscoll@cascadegreen.com**

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN LMS 837 – CASCADE GREEN
HELD ON SATURDAY, OCTOBER 21, 2006 AT 9:00 A.M. IN THE AMENITY ROOM, 1ST FLOOR
2964 TRETHEWEY, ABBOTSFORD, B.C.

COUNCIL IN ATTENDANCE: Janice Baker Chairman of Meeting
Linda Weber
Joan McCulloch
Faith Fisher
Catherine Ohlsson

REGRETS: Greg Mainwood
Will Hopes

ALSO IN ATTENDANCE Laurie Evans Property Manager
CENTURY 21 Prudential Estates (RMD) Ltd.
Dennis Driscoll, Maintenance Coordinator LMS 837

1. CALL TO ORDER

Janice Baker agreed to Chair the meeting, which was called to order at 9:10 a.m.

2. ADOPTION OF PREVIOUS MINUTES - September 16th, 2006

It was,

MOVED AND SECONDED

That the minutes of the meeting held on September 16th, 2006 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

3. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Warranty Issue

The Property Manager reported that Tri Power Construction has been asked numerous times over the past year to attend to a warranty issue at Strata Lot 201 involving the deck drain and slope. No date has been scheduled for this work, although the Contractor initially indicated it would be completed by the end of the summer. The Property Manager reviewed correspondence received from RDH Building Engineering with reference to this required work and noted that Tri Power has agreed in writing to deal with it. As the last several requests to Tri Power, for scheduling, have not received a reply, it was,

MOVED AND SECONDED

That lawyer, Elaine McCormack, be instructed to send a letter to Tri Power Construction, requesting this warranty work be completed within 30 days.

MOTION CARRIED UNANIMOUSLY

b) 2964 Lobby Skylights

The replacement of the entrance skylights with roofing is in progress. The City of Abbotsford is requiring a Building Permit for this roof replacement work and drawings are currently being drawn up for presentation. Lang Engineering will review the drawings when obtained and finalize issues with the City of Abbotsford so that a permit can be obtained. Precision Cladding will then proceed with the work.

c) Waterproofing north end of 2960

Terasen Gas has inspected this area and advised that the Strata Corporation should arrange for the relocation of a gas feeder line so that Advanced Roofing can complete membrane tie in repairs around the gas lines. A metal cage, similar to the one at the end of 2962, will be built around this area once repairs are completed. Pro Line Plumbing & Heating Ltd. have been asked to relocate the feeder line and the time frame for finishing this work is three weeks.

d) ICBC Claim – Railing 2958

Melody Custom Metals have been contracted by ICBC to replace and repair the railing along the parkade entrance wall at 2960, after being hit by a Handi Dart bus. A 4 week time frame is anticipated for this repair.

4. COMMITTEE REPORTS**a) Grounds****I Landscaping**

The gardening contractor is continuing with the fall clean up and leaf collection. No problems have been reported.

ii Front Fountains and Waterfalls

Imperial Paddock Pools have been asked to winterize the front fountains. Once this is done, RuDa Contracting will be asked to remove the rocks from the two front fountains. It was decided that the rocks should be placed on the common property at the south end of buildings 2960 and 2962. Once the basic fountain is exposed, Ruda Contracting will be contracted to create concrete levels in the front fountains to correspond with the other fountains. Imperial Paddock will clean and grout any cracks, so that an epoxy paint can be applied in the spring. Two new pumps will be required to operate the fountains and this project will be completed over the coming months so that they are functional for the spring start up.

b) Parking**i P.I. Parkade**

Joan McCulloch reported that since the last meeting, 6 vehicles were warned because of no insurance and 4 vehicles were towed. The Property Manager was requested to correspond with an owner regarding an issue with a visitor hanger. P.I. Parkade is under contract with LMS 837, after new terms and conditions were negotiated. P.I. Parkade patrols the outside common property parking areas nightly and vehicles found in violation of the parking rules are towed at the vehicle owners sole risk and expense. This strict enforcement of the parking rules is necessary in order to maintain the parking situation at Cascade Green to the benefit of all residents.

ii Parking Stall Cleanup and Stored Items

On the issue of parking stalls the strata corporation's bylaws prohibit anything from being stored in the parking stalls. Also, residents are responsible to clean oil and engine fluids from your parking stall, as required, from time to time. Some notices were given to residents recently, requesting this stall cleaning be done. Your co-operation regarding these issues is appreciated. It should be noted that items found in parking stalls will be discarded.

c) Moves

Joan McCulloch reported that since the last meeting there have been 8 moves in and 7 moves out of the buildings. A couch left in the 3rd floor elevator lobby during a move out last week is being relocated by a resident.

d) Website

Dennis Driscoll reported that the Cascade Green website is experience a domain problem, which should be rectified shortly. The new service provider apparently did not activate the new domain when taking over the account. We apologize for this interruption in service.

5. MAINTENANCE CO-ORDINATOR'S REPORT ON BUILDINGS AND GROUNDS**a) Annual Inspection of Fire Safety Equipment**

Fraser Valley Fire has now completed their annual inspection of the fire safety equipment in each of the buildings. All but 12 unit were accessed during this inspection and residents are thanked for their co-operation in providing access for the contractor. Most of the repair work has been completed, however, the contractor will be returning during the coming week to finalize the noted repairs.

- b) **Roadway Crack Sealing and Paving Repairs**
Paramount Asphalt have completed the quoted crack sealing and paving work.
- c) **Security Cameras and Monitors**
Atlas Alarms have now completed the installation of security cameras at each of the buildings. Residents can view the front entrance/lobby area on the TV screen through channel 116 under regular cable or channel 399 with a cablebox. Please do not admit persons unknown to you into the building.
- d) **Dryer Vent Cleaning**
National Air Technologies will be cleaning each unit dryer vent as soon as a date can be scheduled. A Notice will be circulated when this date is set, as access to each suite will be required. The contractor will clean lint from the inside of your dryer, as well as the outside vent. Your co-operation for access to your suite is mandatory for this strata corporation maintenance work. Keys can be left with Joan McCulloch by arrangement.
- e) **Window Re-Detailing**
Ruda Contracting have completed the re-detailing of a window at 2962 as part of the Strata Corporation's pro-active maintenance program. No problems were reported around the window frame.
- f) **Flat Roof Repair – 2962**
Precision Cladding have completed repairs to a split in the flat roof at 2962.
- g) Gator Pest Control have twice sprayed for wasps on a 3rd floor balcony area at 2960. This is being monitored by the resident, as further treatment may be required to eliminate this problem.
- h) **Front Entrance Door Frames**
The front entrance door frames have now been painted. Dennis Driscoll will commence his interior painting schedule now that the weather is changing. Painting in the interior areas will be done over the winter months. Council directed that the first area scheduled be the lower front lobby in 2962. The wallpaper will be painted to match the trim.
- i) **Carpet Damage from Bicycle**
It was brought to Council's attention that a resident at 2962 had been observed skidding his bicycle tires on the common hallway carpet. This has caused a burn mark on the new carpet. The owner of the unit will be notified to make every effort to clean the mark. If this is not possible, the section of carpet will be replaced and the cost charged back to the owner.

PLEASE DO NOT RIDE BICYCLES IN THE HALLWAYS OF THE BUILDINGS. BICYCLES ARE TO BE CARRIED FROM THE SUITE DOOR TO THE OUTSIDE OF THE BUILDING.

- j) **Interior Repairs following water escapement from a 4th floor unit - 2962**
Earlier this summer, water overflowed in a 4th floor unit and caused damage to several suites below. Edenvale Restorations is to finalize repairs to a 3rd floor suite by installing baseboards and bead moulding.

6. FINANCIAL REPORT

a) Operating Statement and Receivables Review

Treasurer, Janice Baker, and Property Manager, Laurie Evans, reviewed the September owner balance report.. There appears to be some confusion over the August shortfall amount, which is still unpaid by many owners. This shortfall was created by a strata fee increase with the adoption of the new fiscal year budget at the Annual General Meeting. The fiscal year of the Strata Corporation is August 1st to July 31st each year. The AGM was held on August 17th and the new budget, adopted, was retroactive to August 1st, thus creating a shortfall in the August strata fee payment. The fees were adjusted for owners paying by pre-authorized banking as of September 1st,

however, the Strata Corporation is not able to take the shortfall amount under this arrangement. Therefore, owners are required to send in a cheque for the August shortfall amount. Reminder letters, outlining the amount payable, will be sent by Century 21. Please forward payment upon receipt. The Property Manager was directed to reverse the 5 cent late payment interest assessed on outstanding accounts in September.

It was then,

MOVED AND SECONDED

That the August and September, 2006 operating statements be adopted as reviewed.

MOTION CARRIED UNANIMOUSLY

7. NEW BUSINESS

a) Noise Issues

Management and Council continue to receive complaint letters from time to time concerning noise issues. PLEASE DO NOT USE YOUR WASHING MACHINE, DRYER OR DISH WASHER AFTER 11 P.M. Also, , please be considerate by closing doors quietly, walking softly not thumping, keeping TV and stereo volume at a reasonable level. Cascade Green is a community and co-operation and consideration from each resident is expected and required in order for all to enjoy 'quiet enjoyment' of their home.

b) Interior Alterations/Upgrading

Owners please note: The Strata Property Act and Bylaws of Cascade Green require that the Strata Council be advised, in writing, prior to any interior suite alterations or upgrading being done. The Strata Corporation has guidelines for interior alterations and can advise and assist owners in this regard. If you wish to replace carpets with laminate flooring, a 'condo approved soundproofing underlay' MUST BE USED. Interior walls should not be altered or removed without the approval of Council, after determining they are not load bearing. The Property Manager was directed to correspond with one owner regarding a noise transference issue due to laminate flooring. It will be suggested that area rugs be placed throughout the suite to minimize the noise. A bylaw amendment regarding laminate floor will be considered by Council prior to the next AGM.

c) Strata Corporation Bylaws

Owners are asked to again review their bylaws and non-resident owners are asked to ensure that their tenants have a copy of the bylaws in their possession. Nothing is to be thrown over a balcony and for 1st floor unit residents no climbing over balconies is allowed. Bylaw 3.3 states: *"An owner, tenant, occupant or visitor must not access or leave a strata lot or cause items to be moved into or out of a strata lot, by way of over the railing of the balcony or deck."*

d) Sun Blinds and Balcony Items

It is time for residents to take down their sun screen blinds, including bamboo blinds and similar screens. An visual ground inspection of the balcony areas will be made, at Council's direction, and letter sent to residents if unauthorized items are found in evidence.

e) Dogs

One dog per suite is allowed at Cascade Green. Dog owners must ensure that their pet is leashed and under their control at all times when it is on the common property. All droppings are to be immediately picked up and removed. Warnings and fines will be issued for breaching this bylaw.

f) Birds

Nesting birds continue to be a problem in the soffit areas. Please do not feed birds or encourage them to the buildings in any way. A quote is being obtained from a wildlife contractor for blocking access to these areas. As strange as it soundsrubber snakes placed near the access area seem to deter birds!

g) **Vinyl Deck Cleaning**

The following are suggested care and maintenance guidelines for your DecTec Deck Membrane:

- to clean deck , apply water and mild detergent, with a broom or brush, being careful to contain water on your deck so it does not spill onto the balcony below.
- when barbecuing, make sure grease does not drip onto the deck membrane. If it does, wipe it up as soon as possible.
- remove contaminates as soon as possible.
- do not extinguish cigarettes on the DecTec surface and do not flick cigarettes (lit or extinguished) over the balcony.
- always ensure the bottom plugs are in the patio furniture so the membrane won't be cut by raw metal.
- generally be aware of and avoid sharp edges and objects that may cause damage to the membrane.

8. **ADJOURNMENT**

There being no further business to come before the meeting, the Chair accepted a motion to adjourn at 11:45 p.m.
The next meeting of Council will be held on Saturday, DECEMBER 2ND, 2006 at 9:00 a.m.

Respectfully submitted,

CENTURY 21 Ace Agencies Ltd.

(604) 853-3374 FAX: (604) 853-2133

CENTURY 21 Prudential Estates (RMD) Ltd.

M. Laurie Evans, Property Manager

(604) 514-0291 email: contactlaurie@msn.com

Tim Collins, Property Manager

(604) 273-1745 email: tim@century21pel.com

**Form B and Form F requests should be directed to Valerie Tracey at Century 21 Ace Agencies Ltd.
853-2133**

Service Manager: (604) 273-1745 24 hour emergency assistance

**Cascade Green Maintenance Coordinator: Dennis Driscoll (604) 835-6825
Email: dennis.driscoll@cascadegreen.com**

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September 16/06

MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN LMS 837 – CASCADE GREEN
HELD ON THURSDAY AUGUST 17, 2006 AT 9:00AM IN THE AMENITY ROOM,
1ST FLOOR 2964 TRETHEWEY, ABBOTSFORD, B.C.

COUNCIL IN ATTENDANCE: Joan McCulloch Linda Weber
Janice Baker Faith Fisher
Catherine Ohlsson

REGRETS: Greg Mainwood Will Hopes

ALSO IN ATTENDANCE: Tim Collins, Strata Property Agent
CENTURY 21 Prudential Estates (RMD) Ltd.

Dennis Driscoll, Maintenance Coordinator LMS 837

1. WARRANTY CONSULTANT – JOHN WILLIAMSON

John Williamson attended before the commencement of the Council meeting to meet the new Council members and to give them a brief overview of the past remediation project at the complex and his involvement in that process, and as well to briefly discuss the one or two open remediation warranty items. Mr. Williamson was thanked for his attendance and for providing Tim Horton's muffins for the Council's breakfast.

2. CALL TO ORDER

Janice Baker called the meeting to order at 9:35AM.

3. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED AND SECONDED that the minutes of the meeting held on August 17, 2006 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

a) Building Warranty Repairs

Strata Property Agent Laurie Evans sent advice to the Council that she continues to pursue completion of the repair work needed to the deck drain at strata lot #201. Council discussed their options should the contractor not fulfill their obligations in this matter.

b) 2960 Building Membrane Repairs

Strata Property Agent Laurie Evans similarly sent her report to Council that this work has now been ordered and involves coordination with Terasen Gas over temporary adjustment to gas lines in order for the membrane installation to proceed. Dennis Driscoll is providing on-site coordination of this work. After completion a cage to protect the gas meter at this location will be installed.

c) Security Camera Installations

Cameras have been installed at three of the four buildings. A conduit problem at the fourth building will involve running camera cable via another route than in the other 3 buildings and will slightly delay completion of this installation. Council determined that this conduit problem was not a defect that the contractor would have expected to encounter and that the Strata Corporation will cover his extra costs for alternative cable installation. After installation of the necessary hardware to these systems, Owners will be able to monitor who is buzzing their unit from the front door. Owners will be advised how to obtain this image on their television once installation is complete. Camera image recording equipment has been ordered and will be installed.

d) **Strata Lot #20**

The Owner of strata lot 20 has confirmed that she will be selling this unit after interior cosmetic upgrades are complete. The actions approved by the Owners at the Annual General Meeting to initiate a Supreme Court action against the Owner, to prevent the family member residents from living in this unit, will likely not be needed should the owner follow through with a sale or move the present tenants from the suite. This issue was tabled for review at the next meeting.

5. **COMMITTEE REPORTS**

a) **Building Maintenance Report**

Strata Property Agent Tim Collins, Maintenance Coordinator Dennis Driscoll, and Council reviewed some of the recent and in progress building maintenance activities:

- The 2964 building basement elevator lobby carpet installer has corrected a deficiency in this installation.
- The contractor appointed to handle roadway crack repairs on the property will be marking proposed repair sites for review by Council to ensure that all areas needing repair are dealt with.
- Quotations for the cleaning of third and fourth floor windows, which cannot be cleaned by Owners as they are inaccessible to them, are being obtained by Council. Owners of second floor units have traditionally been responsible for the cleaning of all of their windows as these can be reached.
- Repairs to a railing damaged by a Handi-Dart bus are proving difficult, as a contractor willing and able to do this type of work cannot as yet be found, and I.C.B.C. is not assisting in this regard.
- The locksmith contractor is trouble-shooting problems with the secure closing of the 2958 front door.
- The 2962 building lobby door, baseboard, and area trim painting is in progress; the drywall repair near the elevator in the lobby is also underway.

b) **Buildings - 2964 Building Skylight Replacement**

Council reviewed the quotations for this work as provided to the meeting by Strata Property Agent Laurie Evans. After discussion it was decided to proceed with this work with Precision Cladding Ltd. who was both the preferred contractor as well as the low bidder for the work. It was then

MOVED AND SECONDED to accept the Precision Cladding Inc. quotation of \$17,656.40 including GST for the replacement of the front entry skylights at the 2962 building as per their submitted specifications.

MOTION CARRIED UNANIMOUSLY

c) **Buildings - Dryer Vent Cleaning**

The Council is obtaining quotations for the cleaning of all dryer vents in the complex. Council discussed one such quotation at this meeting. It was decided that, for the small increase in cost, these vents should be cleaned from both the outside as well as the inside of the units. This work will be done by the lowest qualified bidder, following the uniform specification discussed at this meeting. This dryer vent cleaning will be scheduled, and Owners will be notified of the date(s) for this cleaning, to coincide with the upcoming annual in-suite fire safety equipment inspections. It was then

MOVED AND SECONDED to proceed with the cleaning of dryer vents from both the outside of the building as well as from the inside of all units, at a cost not to exceed \$6,400.00 plus GST.

MOTION CARRIED UNANIMOUSLY

Dryer vents were also discussed in regard to the damage dryer fabric softener sheets can do to them. There are claims in the industry that use of these sheets can stain the exterior of the building. The chemicals in these sheets can accumulate on the lint trap screen in the dryer and prevent the trap from collecting lint. To correct this problem it is recommended that the lint trap be washed gently with a mild detergent in hot water.

d) Buildings – 2964 Hot Water Tank Replacement

It was recently necessary to replace the hot water tank of the 2964 building under emergency conditions, as the previous unit had failed and was beyond economical repair. As permitted under the Strata Property Act and Strata Corporation Bylaws, this replacement cost of \$6,186.16 will be funded from the Contingency Reserve Fund.

e) Grounds - Landscaping

Council felt that the grounds appearance is generally very good. Strata Property Agent Laurie Evans will be asked to deal with the landscaper over the matter of uneven hedge trimming in some rear areas. The landscaper continues to follow the zone approach to landscaping maintenance.

c) Parking

Joan McCulloch reported that since the last meeting 5 vehicles have been towed, and 6 warnings issued (for lack of vehicle in storage insurance and for over-use of the visitor's parking stalls). If after a warning notice for no visible evidence of vehicle in storage liability insurance has been issued, and 24 hours has passed without rectification of this violation, the vehicle will then immediately be towed at the vehicles Owners' risk and expense.

d) Moves

Joan McCulloch reported that since the last meeting there have been 4 moves in and 6 moves out of the buildings. These include the move out of one tenant and one tenant move in. Strata lot #74 recently had a tenant move in which the Strata Council was not advised of in advance and will be fined accordingly.

e) Website

Janice Baker and Dennis Driscoll report that the website continues to function well with continuing use by Owners. The website is at: www.cascadegreen.com. The service agreement for domain name and service provider is being renewed.

6. FINANCIAL REPORT

a) Operating Statements

Treasurer Janice Baker advised that she had reviewed the July, 2006 operating statements and she requested a few corrections of the Property Management firm. She then recommended that these statements be adopted. It was then

MOVED AND SECONDED to adopt the July 2006 financial statements as prepared by the Property Management firm.

MOTION CARRIED UNANIMOUSLY

b) Receivables Report

Strata Property Agent Tim Collins reviewed the owner balance report as of August 30, 2006. Collections action by the Property Management firm and solicitors for the Strata Corporation have resulted in collection in full of the strata fees and related charges owing by the three Owners who had previously been in significant arrears. Only the legal fees of \$2,240.00 owing by the Owner of strata lot # 228 and relating to the foreclosure action against that strata lot remain to be paid by that Owner. The majority of other strata lot account balances are current and two accounts are being monitored for further action.

Owners are reminded of their obligation to submit a cheque to the property management company for the increase in monthly strata fees for the month of August 2006. (Payable to " The Owners, LMS 837") The

new monthly amounts were taken from Owner's bank accounts commencing September 1, 2006 for those Owners on the authorized automatic debit program. The August portion of the increased strata fees cannot be debited from an Owner's bank account, therefore, a cheque for the shortfall is necessary.

7. **NEW BUSINESS**

a) **Rental Restriction Bylaw**

Following the passage at the Annual General Meeting of an amended Rental Restriction Bylaw, the Council directed that legal advice be obtained as to implementation and use of that new bylaw and in conformance to the provisions of the Strata Property Act. That advice has now been received and reviewed by the Strata Council, and the Council concurs that the following policy will be followed with regard to the rental of strata lots:

1. **Tenants in place at the time of the passage of the amended Rental Restriction Bylaw (August 17, 2006) are allowed to continue their tenancy. When that tenancy ends, the strata lot Owner is allowed to rent that strata lot for a further one-year period only. At the end of that year, the strata lot can no longer be rented. Owners who are renting their units for a one-year period are advised to ensure that they only enter into a term specific lease for their strata lot so that their tenant is aware that the duration of their tenancy is limited only to one year and will expire on the fixed term date.**
2. **Strata lots which were vacant at the time of passage of the amended Rental Restriction Bylaw and for which no tenancy agreement was in place as of that date may be rented by the Owner for a period not exceeding one year from the date of passage of the amended Bylaw. At the end of that period, the strata lot can no longer be rented. Again, Owners who are renting their units during this period are advised to ensure that they only enter into a term specific lease for their strata lot so that their tenant is aware that the duration of their tenancy is limited.**

Rentals approved by the Strata Council under hardship conditions are exempt from the application of this rental restriction bylaw. Rentals to "family members" **as defined in the Strata Property Act** are also exempted from the rental restriction bylaw. The Strata Council will continue to maintain detailed records of tenant move ins and move outs, and these records will be used to enforce the newly amended bylaw.

Owners are cautioned to be extremely careful with any new tenancy agreements to ensure they do not permit tenant(s) to remain in the strata lot beyond the time period allowed as a result of the new Strata Corporation Rental Restriction Bylaw. Owners utilizing the services of a Rental Property Manager are well advised to provide this policy information to that Rental Manager.

As a reminder, the Strata Corporation Bylaws provide for up to a \$500.00 Bylaw violation fine for breach of the Rental Restriction Bylaw, and this fine may be reassessed every seven days that the breach and violation continues.

The Strata Council directed that this same information and caution be sent by mail separately to each non-resident Owner and to each resident Owner who also rents a strata lot(s).

b) **Parking Patrols and Towing**

Council discussed recent documented dis-satisfaction with the current level of service with the parking patrol and towing contractor. The response from the contractor to these concerns included a proposed new service contract from the contractor. After discussion, Council stipulated what terms must be in a new contract and the pricing for these services. The new agreement must provide financial dis-incentives for the contractor when they do not perform the agreed services under the terms of the agreement. It was then

MOVED AND SECONDED to enter into a new two-year agreement with the Abbotsford P.I. Services for parking patrols and reporting, and for towing of vehicles from the property as directed by the Strata Council policies. Terms of this agreement are to be as directed by the Strata Council at this meeting.

MOTION CARRIED UNANIMOUSLY

c) Resolutions from The Annual General Meeting

Discussion of property maintenance items required following resolutions approving same at the Annual General meeting were tabled for discussion at the next Council meeting.

d) Dryer Vent Recommendations from Contractor

Discussion of this matter was similarly tabled for discussion at the next Council meeting.

e) Correspondence

Strata Property Agent advised Council that, other than referenced and dealt with in other areas of these minutes, the only correspondence to report included:

- Multiple various Bylaw violation notices
- Request from an Owner seeking reimbursement of towing charges resultant from their not following written instructions in this matter; denied by Council.
- Written appeal of Bylaw violation fine and damage repair cost assessment by Owner; Owner cooperation and effort in mitigating damage results in a warning concerning repetition of this type of damage and assessment of only cleaning costs.
- Delayed written appeal of Bylaw violation fine against Owner for failure to give notice of their move back into the complex; appeal denied by Council.
- Letter to Owner advising of \$3,006.00 damage repair costs assessed against their strata lot as a result of that Owner's dishwasher overflowing and flooding units below them.
- Letter to conveyancing lawyer on behalf of previous Owner asking the lawyer refund the balance of a holdback from time of sale of that unit by that Owner.

8. ADJOURNMENT

There being no further business to come before the meeting, the Chair accepted a motion to adjourn at 11:50PM. The next meeting of Council will be held on Saturday, October 21st, 2006.

Respectfully submitted,

CENTURY 21 Prudential Estates (RMD) Ltd.
(604) 853-3374 FAX: (604) 853-2133
M. Laurie Evans, Strata Property Agent
(604) 514-0291 email: contactlaurie@msn.com

Tim Collins, Strata Property Agent
(604) 273-1745 email: tim@century21pel.com
CENTURY 21 Ace Agencies Ltd.

Kristi Rourke, Strata Property Agent and Administrative Assistant
(604) 853-3374 email: kj.09@shaw.ca

CENTURY 21 Emergency Service (604) 273-1745 24 hours Emergency Assistance

Cascade Green Maintenance Coordinator:
Dennis Driscoll 835-6825 Email: dennis.driscoll@cascadegreen.com

UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THIS ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP. THE PROPERTY MANAGER CANNOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH THE PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE UNIT OWNER OR TO THEIR REAL ESTATE AGENT.

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.



ACE AGENCIES LTD.
2-33555 South Fraser Way
Abbotsford, B.C., V2S 2B2
Telephone: (604) 853-3374
Fax: (604) 853-2133

September 20, 2006

Dear Owner;

Re: Amended Rental Restriction Bylaw

We are writing you on behalf of the Council of Owners, Strata Corporation LMS 837 Cascade Green. The Council has directed that we contact you as you are a nonresident Owner who is renting a strata lot at Cascade Green to a tenant(s).

At the August 17, 2006 Annual General Meeting, an amended Rental Restriction Bylaw was approved by Owners. This letter is to confirm to you the implications of that amended Bylaw. The following information is also contained in the minutes of the September 16, 2006 Strata Council meeting. It is of importance that you be aware of how long you are now permitted to rent any of your Cascade Green strata lots, whether occupied or not as of the date of the August 2006 Annual General Meeting.

Following the passage at the Annual General Meeting of an amended Rental Restriction Bylaw, the Council directed that legal advice be obtained as to implementation and use of that new bylaw and in conformance to the provisions of the Strata Property Act. That advice has now been received and reviewed by the Strata Council, and the Council concurs that the following policy will be followed with regard to the rental of strata lots:

1. Tenants in place at the time of the passage of the amended Rental Restriction Bylaw (August 17, 2006) are allowed to continue their tenancy. When that tenancy ends, the strata lot Owner is allowed to rent that strata lot for a further one-year period only. At the end of that year, the strata lot can no longer be rented. Owners who are renting their units for a one-year period are advised to ensure that they only enter into a term specific lease for their strata lot so that their tenant is aware that the duration of their tenancy is limited.
2. Strata lots which were vacant at the time of passage of the amended Rental Restriction Bylaw and for which no tenancy agreement was in place as of that date may be rented by the Owner for a period not exceeding one year from the date of passage of the amended Bylaw. At the end of that period, the strata lot can no longer be rented. Again, Owners who are renting their units during this period are advised to ensure that they only enter into a term specific lease for their strata lot so that their tenant is aware that the duration of their tenancy is limited.

Rentals approved by the Strata Council under hardship conditions are exempt from the application of this rental restriction bylaw. Rentals to "family members" as defined in the Strata Property Act are also exempted from the rental restriction bylaw. The Strata Council will continue to maintain detailed records of tenant move ins and move outs, and these records will be used to enforce the newly amended bylaw.

Owners are cautioned to be extremely careful of any new tenancy agreements to ensure they do not permit tenant(s) to remain in the strata lot beyond the time allowed for in the Strata Corporation Bylaws. Owners utilizing the services of a Rental Property Manager are well advised to provide this policy information to that Rental Manager.

As a reminder, the Strata Corporation Bylaws provide for up to a \$500.00 Bylaw violation fine for breach of the Rental Restriction Bylaw, and this fine may be reassessed every seven days that the breach and violation continues.

Yours truly,

CENTURY 21 PRUDENTIAL ESTATES LTD.

On behalf of the Council of Owners, Strata Corporation LMS 837 Cascade Green.

T. Collins

Strata Property Agent

CC: Strata Council President LMS 837

C060920.(Insert suite & building number)

1. CALL TO ORDER

The Strata Council President, Greg Mainwood, called the meeting to order at 7:30PM. The President advised that since a quorum was not present, the meeting would be adjourned for 30 minutes pursuant to the provisions of Strata Corporation Bylaw 28.5. At 8:05 p.m. the President called the meeting to order and those registered in attendance constituted a quorum.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The President noted that subsequent to registration and the certification of proxies, 41 owners were registered in attendance at the meeting, 25 in person and 16 by proxy. As per Bylaw 28.5, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING

It was,

MOVED (101/58) AND SECONDED (405/62)

That the Notice for the Annual General Meeting be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES OF THE PREVIOUS GENERAL MEETING

It was,

MOVED (101/58) AND SECONDED (113/62)

That the minutes of the Special General Meeting held on June 24th, 2006 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

5. PRESIDENT'S REPORT

The following report was presented by the Strata Council President, Greg Mainwood, outlining the work and issues by the Strata Council during the past fiscal year:

**CASCADE GREEN- AGM
AUGUST 17TH, 2006**

INTRODUCTION:

I would like to thank everyone for coming this evening and take this opportunity to introduce the present council members for those of you who are new to the complex and/or who do not know who we are:

Laurie Evans and Tim Collins of Century 21 are our complex property managers.

Dennis Driscoll is the Maintenance Co-Coordinator hired by the Strata Corporation.

Janice Baker worked this year as Treasurer and also assisted with the maintenance of the Cascade Green website.

Joan McCulloch was very busy with moves in and out, as well as parking control.

Lisa Greg served as the Gardening Chair.

Linda Weber took charge of the grounds.

Will Hopes added his expert advice as Vice President. and

I am Greg Mainwood, your President.

I would like to say that things have gone fairly well this past year, although Council has been placed in the unfortunate position on a regular basis of having to assess bylaw violation fines when initial requests for co-operation have gone unheeded.

The year has gone by quickly but we have accomplished a great deal of things. We are also looking forward to accomplishing many new projects for the up coming year as well.

An overview of projects initiated, completed and ongoing include:

Roofs

Early in 2006, Master Contract Services did an infrared scanning inspection of all of the roof areas. Some potential problem areas were detected and Precision Cladding made repairs. The Strata Council is currently researching whether or not the sloping metal roofs can be successfully painted or if it is more cost effective to commence a program of replacement with new, metal roofing. This will be a project for the new Strata Council to continue with, and of course the owners would have to approve of.

Gutters

At the 2005 AGM, funds of \$18,000.00 were approved for the supply and installation of Leaf Guard Gutters on more of the 'hard to reach' areas of the buildings. This was completed in the early spring.

Painting

Dennis Driscoll continued painting common property areas in and around the buildings this past year. Painting of the common property areas is continual and will be ongoing all year round.

Gardens

All Seasons Tree Service this year with funds allocated at the last AGM completed a major pruning of the large deciduous trees. Some of the large trees in front of 2964 have root systems, which are not very deep and are now lifting the walkway and pavement. Artisan Concrete Lifting, re-leveled the front entrance area at 2964 and 2958 this spring as when it rained, these walkways became flooded.

Some of the roadway areas will need to be dealt with in the near future. With the approval of funding, it is the intention of Council to have the major cracks in the roadway areas filled prior to this winter.

Vic Jesse and crew continue with the garden maintenance program and this year, the common areas were divided into zones for purposes of weeding, pruning and bed care. This approach seems to be working well, as the grounds are looking better this year.

Some minor repairs were needed to the lawn sprinkler system this spring and B.C. Rain attended to this.

Parking

P.I. Parkade continues to be on contract with Cascade Green and patrols the parking areas nightly. Council regrets when vehicles are towed, however, the parking rules are provided to each resident and the contractor strictly enforces them. The Strata Corporation gains no revenue from towed vehicles. Without strict enforcement of the parking rules, the parking areas very quickly become over populated and overpopulated and unmanageable.

Pets

Just a reminder to make sure that all pets are leashed when on Cascade Green property. Also, please remember to clean up after your pet as the gardeners and other residents do not appreciate stepping in your animal's droppings or having them scattered all over the complex by the lawnmower.

Fireplaces

Following approval received at the last AGM, the fireplace of each unit was inspected and serviced. In this next fiscal year. Owners are asked to arrange for their own servicing if your fireplace has been used frequently. The cost of gas to operate the fireplaces continues to increase and the Strata Council has discussed the cost savings, which would be realized if the gas for the fireplaces were turned off from May 15th to September 15th each year. A pilot light costs approximately \$5.00 to \$6.00 per month to operate. So in doing this we could save upwards of six thousand dollars.

Legal Issues

Lawyers have been called upon for legal opinions from time to time in the past fiscal year, specifically regarding bylaw violations and enforcement issues. An SGM was held on June 24th and a Resolution was

approved for the initiation of a Supreme Court action to remove an owner from her strata lot. Fortunately, the owner listed and sold her unit on July 29th. A Resolution is being presented at this meeting for authorization of a Supreme Court action to remove an owner's immediate family from her strata lot. Blatant disregard for the strata bylaws and the right of owners to quiet enjoyment of their units and common property should not and will not be tolerated at Cascade Green. Hopefully, this type of severe legal action will be an extreme exception in the future.

Future Projects

Before you this evening are several Resolutions for funding of future projects at Cascade Green. Council asks that you consider each one as presented so that our complex can continue to be well managed and maintained.

Greg Mainwood, Strata Council President

6. CONSIDERATION OF RESOLUTIONS

Prior to considering the Resolutions, the Chairman reviewed the protocol of this business meeting, noting that owners wishing to speak should raise their hands and upon being acknowledged by the Chair, would be afforded the opportunity to address their issues.

RESOLUTION #1

BE IT RESOLVED:

As a $\frac{3}{4}$ vote Resolution of The Owners, Strata Plan LMS 837 – CASCADE GREEN, that for the purposes of the next fiscal year, in compliance with Section 171 (2) of the Strata Property Act, the Strata Council is authorized and directed to take action at their discretion and without need to convene a further general meeting of The Owners, against any owner(s) in arrears with strata fees, bylaw violation fines and/or resultant damage repair costs or insurance deductible chargebacks arising from an incident within a strata lot for which the Strata Lot Owner is responsible.

It was,

MOVED (401/60) and SECONDED (402/58)

That Resolution #1 be adopted as presented.

The floor was open for discussion and after an explanation of the Resolution, question was called and the **MOTION** was declared

CARRIED UNANIMOUSLY

RESOLUTION #2

BE IT RESOLVED:

As a Resolution of the Owners, Strata Plan LMS 837 – CASCADE GREEN, that the year end operating budget surplus/deficit be transferred into or retired from the contingency reserve account of the Strata Corporation, whichever the case may be at July 31st, 2006 and after all year end adjustments have been made.

It was,

MOVED (402/58) and SECONDED (103/62)

That Resolution #2 be adopted as presented.

The floor was opened discussion and the Property Manager advised that at July 31st, 2006 a deficit of approximately \$26,099.04 was evident, primarily due to interior strata lot repairs. Question was then called and the **MOTION** was declared

CARRIED UNANIMOUSLY

RESOLUTION #3

BE IT RESOLVED:

As a $\frac{3}{4}$ vote Resolution that \$17,508.38 paid out of the contingency reserve fund, as emergency expenses in the past fiscal year, be hereby ratified and the owners have now been made aware of and have approved these expenditures:

- | | | |
|----|---|-------------|
| 1. | Fraser Valley Fire Protection – underground 2964 repair | \$ 4,625.58 |
| 2. | Ruda Contracting – stucco repairs to pillars and parkade Entrance at 2958; window area repairs Strata lot 112 | 12,882.80 |

It was,

MOVED (402/62) and SECONDED (122/62)

That Resolution #3 be adopted as presented.

The floor was opened for discussion, with reference to bylaw 23.3. Question was then called and the **MOTION** was declared

CARRIED UNANIMOUSLY

RESOLUTION #4

BE IT RESOLVED:

As a $\frac{3}{4}$ vote Resolution of The Owners, Strata Plan LMS 837 – CASCADE GREEN – that authorization be hereby given for the transfer of \$10,000.00 from the contingency reserve fund for the purpose of installing additional security components in each of the buildings, to work in conjunction with the surveillance cameras installed in the enterphone equipment.

It was,

MOVED (413.62) and SECONDED (302/62)

That Resolution #4 be adopted as presented.

Property Manager, Tim Collins, spoke to the Resolution, noting that at the previous general meeting funds had been allocated for digital video cameras and four cameras were currently ordered and would be installed shortly in the entrance/lobby areas. Greg Mainwood further discussed the intention of Council to purchase and install video DVR monitoring equipment in each building to be used in conjunction with these cameras. Discussion ensued, following which question was called on the motion and it was declared.

CARRIED (37 in favour, 4 opposed)

RESOLUTION #5

Reference was made to the items contained in the preamble to Resolution #5, namely the itemized expenditures made during the past fiscal year from the remedial trust account. totaling \$18,262.89.

BE IT RESOLVED:

As a Resolution of The Owners, Strata Plan LMS 837 – CASCADE GREEN, that the remedial expenditures from the remedial trust account in 2005/2006 be hereby ratified.

It was,

MOVED (302/62) and SECONDED (101/58)

That Resolution #4 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

RESOLUTION #6

BE IT RESOLVED:

As a $\frac{3}{4}$ vote Resolution of The Owners, Strata Plan LMS 837 that pursuant to Section 108, 108 and 171 (2) of the Strata Property Act:

- a) the Strata Council is given direction and authority to have lawyer Elaine McCormack commence a Petition in the Small Claims Court of British Columbia and the Supreme Court of British Columbia on behalf of the Strata Corporation, in the discretion of the Strata Council, against the owner and occupants of Strata lot 20, to apply to Court for an Order that the owner and occupants stop contravening the Strata Property Act, the Strata Corporation's bylaws and/or the rules and for payment of the outstanding property damage claims and costs assessed and any other relief that the Strata Council considers appropriate. The Strata Council has the discretion to pursue Petitions in both Courts, negotiate and settle the Petitions, as well as dismiss, or discontinue the Petitions, without the need to convene a further general meeting of the Owners. The monies passed in this Resolution can also be used to defend any court or arbitration action initiated by the owner of Strata Lot 30 and any related party, including but not limited to any occupant, visitor or tenant.
- b) the owners approve a transfer of monies from the contingency reserve fund up to an amount of \$20,000.00 for the purpose of paying legal costs for a Supreme Court Petition, Small Claims action or arbitration, to be commenced by the Strata Corporation's legal counsel against the owner and occupants of Strata Lot 20.

It was,

MOVED (401/60) and SECONDED (402/58)

That Resolution #6 be adopted as presented.

The floor was opened for discussion, which ensued. The President and Property Managers reviewed the issues causing this situation to arise. It was also noted that the owner of Strata Lot 20 has indicated her intention to sell the suite at this time. Question was then called and the **MOTION** was declared

CARRIED UNANIMOUSLY

RESOLUTION #7

Prior to considering Resolution #7, which if carried will further restrict the number of rental suites at Cascade Green, the Property Manager noted that three options were presented. Option a) would reduce the number of allowed rentals to one (1) unit; Option b) to ten (10) and Option 3 to twenty (20). Discussion ensued, with input from the owners present. The President then asked that Option a) be considered which states:

BE IT RESOLVED:

By a ¾ vote Resolution of The Owners, Strata Plan LMS 837 that Bylaw 33.1 of the Strata Corporation's bylaws be amended to restrict the number of rental units from the current number thirty-eight as follows:

32.1 The number of strata lots that may be rented within the Strata Plan shall be limited to one (1) except for those rented pursuant to a successful appeal on the basis of hardship. Prior to offering the rental of a strata lot, the owner thereof shall make a written request to the Council for permission to rent his strata lot. The Council shall reply in writing stating whether or not one (1) strata lot has been rented, (excluding those where permission to rent the strata lot was granted under hardship), and whether or not the owner can proceed to rent the strata lot in question. The Council shall keep a register of those strata lots rented and a waiting list of owners to rent their strata lots. Requests to rent shall be honored on a first come, first serviced basis. A strata lot must be rented within 60 days of permission being granted or the owner will lose his place on the waiting list.

It was

MOVED (101/62) and SECONDED (217/64)

That Resolution #7 be adopted as presented.

Following further discussion, question was called and the **MOTION** was declared,

CARRIED (31 in favour, 10 opposed)

RESOLUTION #8

BE IT RESOLVED:

As a ¾ vote Resolution of The Owners, Cascade Green – that authorization be hereby given for the transfer of up to \$15,000.00 from the contingency reserve fund for the purpose of repairing and refurbishing the two front fountains, by removing the existing rocks, replacing the waterproofing membranes, reinstalling the rocks, painting the areas with a waterproof paint and installing two new pumps.

It was,

MOVED (102/60) and SECONDED (302/62)

That Resolution #8 be adopted as presented.

The floor was opened for discussion and Tim Collins explained the rationale behind the Resolution. Council Member, Janice Baker, also provided input, noting that while replacing the rocks may be the most feasible way to rebuild the fountains, Council would be consulting with contractors for alternate fountain options once the rocks are removed. Question was then called and the **MOTION** was declared

CARRIED (36 in favour, 5 opposed)

RESOLUTION #9

BE IT RESOLVED:

As a ¾ vote Resolution of The Owners, Strata Plan LMS 837 CASCADE GREEN that authorization be hereby given for the transfer of up to \$30,000.00 from the Contingency Reserve Fund for the purpose of removing the skylights from the front entrance area of 2964 and re-detailing the sloped area to accommodate a metal roof.

It was,

MOVED (401/60) and SECONDED (113/62)
That Resolution #9 be adopted as presented.

A discussion ensued following which question was called and the **MOTION** was declared
CARRIED UNANIMOUSLY

RESOLUTION #10

BE IT RESOLVED:

As a $\frac{3}{4}$ vote Resolution of The Owners, Strata Plan LMS 837 CASCADE GREEN that Bylaw 3.17 of the Strata Corporation be amended as follows:

Bylaw 3.17 Only CSA approved propane or electric barbecues are allowed and the owner or occupant must ensure that the barbecue is properly fitted. Those using a barbecue must have a fully charged 5 lb. Or larger ABC fire extinguisher readily accessible within their strata lot, in accordance with the City of Abbotsford bylaws and/or Regulations. No balcony cooking or use of barbecues allowed after 10:00 p.m.

It was,

MOVED (317/64) and SECONDED (402/58)
That Resolution #10 be adopted as presented.

A discussion ensued following which question was called and the **MOTION** was declared
CARRIED UNANIMOUSLY

7. ADOPTION OF 2006 - 2007 OPERATING BUDGET

The President and Property Manager, Laurie Evans, advised the meeting that the proposed budget reflects several uncontrollable cost increases, primarily in the areas of natural gas fees, interior repairs and insurance premiums. The other budget items reflect only increases necessary to maintain the current normal operation and maintenance standards already in place for the complex. It was then,

MOVED (401/60) and SECONDED (302/62)

That an operating budget for 2006 – 2007 in the amount of \$642,000.00 be adopted as presented.

The floor was open for discussion, with the owners present speaking in favour of having the fireplace gas supply turned off during the summer months. The question was called on the **MOTION** and it was declared

CARRIED UNANIMOUSLY

Please note that the adoption of this budget will increase the monthly strata fees payable by each owner. Please refer to the schedule of unit entitlement attached to the minutes for the new amount payable effective August 1st, 2006. Owners who are paying by pre authorized chequing arrangements do not need to re-apply, as the new amount will be taken effective September 1st. however, all Owners are required to submit a

cheque to LMS 837 to cover the shortfall difference in the August, 2006 operating assessment. Please refer to the schedule of unit entitlement for this shortfall amount.

It was then,

MOVED (405/62) and SECONDED (218/64)

That the gas supply for the unit fireplaces be turned off from June 1st to August 31st, 2007 in order to conserve gas consumption during these summer months.

MOTION CARRIED UNANIMOUSLY

8. ELECTION OF 2006/2007 STRATA COUNCIL

Greg Mainwood resigned on behalf of all of the outgoing Council and a thank you was extended to the Council members for their efforts during the past year. The floor was open for nominations and the following owners were duly nominated and accepted their nominations:

Joan McCulloch (108/4)	Linda Weber (201/2)
Greg Mainwood (407/2)	Janice Baker (420/2)
Faith Fisher (302/2)	Catherine Ohlsson (113/2)
Will Hopes (401/3)	

Following the third call for nominations it was,

MOVED (101/58) and SECONDED (405/62)

That nominations close and those individuals named above be declared elected to the Strata Council by acclamation.

MOTION CARRIED UNANIMOUSLY

9. INSURANCE REPORT

Property Manager, Laurie Evans, advised the meeting that a copy of the Strata Corporation insurance policy coverage summary had been distributed to all Owners with their Notice of Meeting. The Property Manager would like to remind the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements, which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The Manager also reminds the owners to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner's insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

The Manager strongly recommends that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverage to avoid any financial hardship in case of an insurable claim, particularly

with reference to resultant water damage should a dishwasher, washing machine or toilet overflow and cause damage below you.

10. NEW BUSINESS

a) 4th Year End of Warranty

The Strata Corporation is in it's 4th year end of warranty period from the pro-active remediation work completed. A visual inspection of the wall and balcony areas near your unit is requested of each owner. Please report any concerns to the Strata Council at this time. An infra-red scan of the building walls, roofs and other common property areas will be done in the late spring of 2007 prior to the end of the 5th year warranty period.

b) Inaccessible Window Washing

An Owners asked if the Strata Corporation had plans to clean the exterior of the non-accessible windows. The Property Manager advised that this would be brought to the new Strata Council for consideration.

c) Birds

Birds continue to be a huge problem for residents. The design of the buildings and metal roof areas create a bird nesting problem each year. The cost to block the extensive areas where birds enter the roof cavities is prohibitive. Some remedies suggested are: a) spraying WD 40 in areas of concern b) playing a rubber snake on the metal roof or gutter (birds think they're real and stay away) **Please do not feed birds from your balcony area.**

11. ADJOURNMENT

There being no further business, a motion to adjourn was accepted at 10:15. p.m.
CARRIED

Respectfully submitted
Laurie Evans, Property Manager
Tim Collins, Property Manager
CENTURY 21 Prudential Estates (RMD) Ltd.
CENTURY 21 Ace Agencies Ltd.

			LMS 837 CASCADE GREEN				
			STRATA MAINTENANCE FEES				
			August 1st, 2006 to July 31st, 2007				
			\$ 565,000.00	\$ 60,000.00	\$ 625,000.00	\$ 604,625.00	
					NEW		August, 2006
			2006/2007	2006/2007	2006/2007	2005/2006	Shortfall
			MONTHLY	MONTHLY	TOTAL	TOTAL	Amount
			OPERATING	RESERVE	MONTHLY	MONTHLY	per month
UNIT #	LOT #	UNIT ENTITLEMENT	CONTRIBUTION	CONTRIBUTION	CONTRIBUTION	CONTRIBUTION	
2964 TRETHERWEY STREET							
1-101	1	107	227.71	24.18	251.89	243.68	-8.21
1-102	2	107	227.71	24.18	251.89	243.68	-8.21
1-103	3	84	178.77	18.98	197.75	191.30	-6.45
1-104	4	89	189.41	20.11	209.52	202.69	-6.83
1-105	5	89	189.41	20.11	209.52	202.69	-6.83
1-106	6	83	176.64	18.76	195.39	189.03	-6.36
1-107	7	84	178.77	18.98	197.75	191.30	-6.45
1-108	8	84	178.77	18.98	197.75	191.30	-6.45
1-109	9	84	178.77	18.98	197.75	191.30	-6.45
1-110	10	83	176.64	18.76	195.39	189.03	-6.36
1-111	11	84	178.77	18.98	197.75	191.30	-6.45
1-112	12	84	178.77	18.98	197.75	191.30	-6.45
1-113	13	84	178.77	18.98	197.75	191.30	-6.45
1-114	14	84	178.77	18.98	197.75	191.30	-6.45
1-115	15	84	178.77	18.98	197.75	191.30	-6.45
1-116	16	89	189.41	20.11	209.52	202.69	-6.83
1-117	17	89	189.41	20.11	209.52	202.69	-6.83
1-118	18	83	176.64	18.76	195.39	189.03	-6.36
1-119	19	84	178.77	18.98	197.75	191.30	-6.45
1-120	20	84	178.77	18.98	197.75	191.30	-6.45
1-121	21	83	176.64	18.76	195.39	189.03	-6.36
1-201	22	107	227.71	24.18	251.89	243.68	-8.21
1-202	23	107	227.71	24.18	251.89	243.68	-8.21
1-203	24	84	178.77	18.98	197.75	191.30	-6.45
1-204	25	89	189.41	20.11	209.52	202.69	-6.83
1-205	26	89	189.41	20.11	209.52	202.69	-6.83
1-206	27	83	176.64	18.76	195.39	189.03	-6.36
1-207	28	84	178.77	18.98	197.75	191.30	-6.45
1-208	29	84	178.77	18.98	197.75	191.30	-6.45
1-209	30	84	178.77	18.98	197.75	191.30	-6.45
1-210	31	83	176.64	18.76	195.39	189.03	-6.36

1-211	32	84	178.77	18.98	197.75	191.30	-6.45
1-212	33	84	178.77	18.98	197.75	191.30	-6.45
1-213	34	84	178.77	18.98	197.75	191.30	-6.45
1-214	35	84	178.77	18.98	197.75	191.30	-6.45
1-215	36	84	178.77	18.98	197.75	191.30	-6.45
1-216	37	89	189.41	20.11	209.52	202.69	-6.83
1-217	38	89	189.41	20.11	209.52	202.69	-6.83
1-218	39	83	176.64	18.76	195.39	189.03	-6.36
1-219	40	84	178.77	18.98	197.75	191.30	-6.45
1-220	41	84	178.77	18.98	197.75	191.30	-6.45
1-221	42	83	176.64	18.76	195.39	189.03	-6.36
1-301	43	107	227.71	24.18	251.89	243.68	-8.21
1-302	44	107	227.71	24.18	251.89	243.68	-8.21
1-303	45	84	178.77	18.98	197.75	191.30	-6.45
1-304	46	73	155.36	16.50	171.85	166.25	-5.60
1-305	47	73	155.36	16.50	171.85	166.25	-5.60
1-306	48	83	176.64	18.76	195.39	189.03	-6.36
1-307	49	84	178.77	18.98	197.75	191.30	-6.45
1-308	50	84	178.77	18.98	197.75	191.30	-6.45
1-309	51	84	178.77	18.98	197.75	191.30	-6.45
1-310	52	83	176.64	18.76	195.39	189.03	-6.36
1-311	53	84	178.77	18.98	197.75	191.30	-6.45
1-312	54	84	178.77	18.98	197.75	191.30	-6.45
1-313	55	84	178.77	18.98	197.75	191.30	-6.45
1-314	56	84	178.77	18.98	197.75	191.30	-6.45
1-315	57	84	178.77	18.98	197.75	191.30	-6.45
1-316	58	73	155.36	16.50	171.85	166.25	-5.60
1-317	59	73	155.36	16.50	171.85	166.25	-5.60
1-318	60	83	176.64	18.76	195.39	189.03	-6.36
1-319	61	84	178.77	18.98	197.75	191.30	-6.45
1-320	62	84	178.77	18.98	197.75	191.30	-6.45
1-321	63	83	176.64	18.76	195.39	189.03	-6.36
1-401	64	107	227.71	24.18	251.89	243.68	-8.21
1-402	65	107	227.71	24.18	251.89	243.68	-8.21
1-403	66	84	178.77	18.98	197.75	191.30	-6.45
1-404	67	119	253.25	26.89	280.14	271.01	-9.13
1-405	68	83	176.64	18.76	195.39	189.03	-6.36
1-406	69	84	178.77	18.98	197.75	191.30	-6.45
1-407	70	84	178.77	18.98	197.75	191.30	-6.45
1-408	71	84	178.77	18.98	197.75	191.30	-6.45
1-409	72	83	176.64	18.76	195.39	189.03	-6.36
1-410	73	84	178.77	18.98	197.75	191.30	-6.45
1-411	74	84	178.77	18.98	197.75	191.30	-6.45

1-412	75	84	178.77	18.98	197.75	191.30	-6.45
1-413	76	84	178.77	18.98	197.75	191.30	-6.45
1-414	77	84	178.77	18.98	197.75	191.30	-6.45
1-415	78	119	253.25	26.89	280.14	271.01	-9.13
1-416	79	83	176.64	18.76	195.39	189.03	-6.36
1-417	80	84	178.77	18.98	197.75	191.30	-6.45
1-418	81	84	178.77	18.98	197.75	191.30	-6.45
1-419	82	83	176.64	18.76	195.39	189.03	-6.36

2962 TRETHEWEY

2-101	83	108	229.84	24.41	254.25	245.96	-8.29
2-102	84	108	229.84	24.41	254.25	245.96	-8.29
2-103	85	84	178.77	18.98	197.75	191.30	-6.45
2-104	86	84	178.77	18.98	197.75	191.30	-6.45
2-105	87	89	189.41	20.11	209.52	202.69	-6.83
2-106	88	89	189.41	20.11	209.52	202.69	-6.83
2-107	89	84	178.77	18.98	197.75	191.30	-6.45
2-108	90	84	178.77	18.98	197.75	191.30	-6.45
2-109	91	84	178.77	18.98	197.75	191.30	-6.45
2-110	92	84	178.77	18.98	197.75	191.30	-6.45
2-111	93	84	178.77	18.98	197.75	191.30	-6.45
2-112	94	84	178.77	18.98	197.75	191.30	-6.45
2-113	95	84	178.77	18.98	197.75	191.30	-6.45
2-114	96	84	178.77	18.98	197.75	191.30	-6.45
2-115	97	84	178.77	18.98	197.75	191.30	-6.45
2-116	98	84	178.77	18.98	197.75	191.30	-6.45
2-117	99	84	178.77	18.98	197.75	191.30	-6.45
2-118	100	89	189.41	20.11	209.52	202.69	-6.83
2-119	101	89	189.41	20.11	209.52	202.69	-6.83
2-120	102	84	178.77	18.98	197.75	191.30	-6.45
2-121	103	84	178.77	18.98	197.75	191.30	-6.45
2-122	104	84	178.77	18.98	197.75	191.30	-6.45
2-123	105	84	178.77	18.98	197.75	191.30	-6.45
2-201	106	108	229.84	24.41	254.25	245.96	-8.29
2-202	107	108	229.84	24.41	254.25	245.96	-8.29
2-203	108	84	178.77	18.98	197.75	191.30	-6.45
2-204	109	84	178.77	18.98	197.75	191.30	-6.45
2-205	110	89	189.41	20.11	209.52	202.69	-6.83
2-206	111	89	189.41	20.11	209.52	202.69	-6.83
2-207	112	84	178.77	18.98	197.75	191.30	-6.45
2-208	113	84	178.77	18.98	197.75	191.30	-6.45
2-209	114	84	178.77	18.98	197.75	191.30	-6.45
2-210	115	84	178.77	18.98	197.75	191.30	-6.45
2-211	116	84	178.77	18.98	197.75	191.30	-6.45
2-212	117	84	178.77	18.98	197.75	191.30	-6.45
2-213	118	84	178.77	18.98	197.75	191.30	-6.45
2-214	119	84	178.77	18.98	197.75	191.30	-6.45
2-215	120	84	178.77	18.98	197.75	191.30	-6.45
2-216	121	84	178.77	18.98	197.75	191.30	-6.45
2-217	122	84	178.77	18.98	197.75	191.30	-6.45
2-218	123	89	189.41	20.11	209.52	202.69	-6.83

2-219	124	89	189.41	20.11	209.52	202.69	-6.83
2-220	125	84	178.77	18.98	197.75	191.30	-6.45
2-221	126	84	178.77	18.98	197.75	191.30	-6.45
2-222	127	84	178.77	18.98	197.75	191.30	-6.45
2-223	128	84	178.77	18.98	197.75	191.30	-6.45
2-301	129	108	229.84	24.41	254.25	245.96	-8.29
2-302	130	108	229.84	24.41	254.25	245.96	-8.29
2-303	131	84	178.77	18.98	197.75	191.30	-6.45
2-304	132	84	178.77	18.98	197.75	191.30	-6.45
2-305	133	73	155.36	16.50	171.85	166.25	-5.60
2-306	134	73	155.36	16.50	171.85	166.25	-5.60
2-307	135	84	178.77	18.98	197.75	191.30	-6.45
2-308	136	84	178.77	18.98	197.75	191.30	-6.45
2-309	137	84	178.77	18.98	197.75	191.30	-6.45
2-310	138	84	178.77	18.98	197.75	191.30	-6.45
2-311	139	84	178.77	18.98	197.75	191.30	-6.45
2-312	140	84	178.77	18.98	197.75	191.30	-6.45
2-313	141	84	178.77	18.98	197.75	191.30	-6.45
2-314	142	84	178.77	18.98	197.75	191.30	-6.45
2-315	143	84	178.77	18.98	197.75	191.30	-6.45
2-316	144	84	178.77	18.98	197.75	191.30	-6.45
2-317	145	84	178.77	18.98	197.75	191.30	-6.45
2-318	146	73	155.36	16.50	171.85	166.25	-5.60
2-319	147	73	155.36	16.50	171.85	166.25	-5.60
2-320	148	84	178.77	18.98	197.75	191.30	-6.45
2-321	149	84	178.77	18.98	197.75	191.30	-6.45
2-322	150	84	178.77	18.98	197.75	191.30	-6.45
2-323	151	84	178.77	18.98	197.75	191.30	-6.45
2-401	152	108	229.84	24.41	254.25	245.96	-8.29
2-402	153	108	229.84	24.41	254.25	245.96	-8.29
2-403	154	84	178.77	18.98	197.75	191.30	-6.45
2-404	155	84	178.77	18.98	197.75	191.30	-6.45
2-405	156	119	253.25	26.89	280.14	271.01	-9.13
2-406	157	84	178.77	18.98	197.75	191.30	-6.45
2-407	158	84	178.77	18.98	197.75	191.30	-6.45
2-408	159	84	178.77	18.98	197.75	191.30	-6.45
2-409	160	84	178.77	18.98	197.75	191.30	-6.45
2-410	161	84	178.77	18.98	197.75	191.30	-6.45
2-411	162	84	178.77	18.98	197.75	191.30	-6.45
2-412	163	84	178.77	18.98	197.75	191.30	-6.45
2-413	164	84	178.77	18.98	197.75	191.30	-6.45
2-414	165	84	178.77	18.98	197.75	191.30	-6.45
2-415	166	84	178.77	18.98	197.75	191.30	-6.45

2-416	167	84	178.77	18.98	197.75	191.30	-6.45
2-417	168	119	253.25	26.89	280.14	271.01	-9.13
2-418	169	84	178.77	18.98	197.75	191.30	-6.45
2-419	170	84	178.77	18.98	197.75	191.30	-6.45
2-420	171	84	178.77	18.98	197.75	191.30	-6.45
2-421	172	84	178.77	18.98	197.75	191.30	-6.45

2960 TRETHEWEY

3-101	173	86	183.02	19.44	202.46	195.86	-6.60
3-102	174	91	193.66	20.57	214.23	207.24	-6.99
3-103	175	91	193.66	20.57	214.23	207.24	-6.99
3-104	176	86	183.02	19.44	202.46	195.86	-6.60
3-105	177	86	183.02	19.44	202.46	195.86	-6.60
3-106	178	86	183.02	19.44	202.46	195.86	-6.60
3-107	179	91	193.66	20.57	214.23	207.24	-6.99
3-108	180	91	193.66	20.57	214.23	207.24	-6.99
3-109	181	86	183.02	19.44	202.46	195.86	-6.60
3-110	182	86	183.02	19.44	202.46	195.86	-6.60
3-201	183	86	183.02	19.44	202.46	195.86	-6.60
3-202	184	91	193.66	20.57	214.23	207.24	-6.99
3-203	185	91	193.66	20.57	214.23	207.24	-6.99
3-204	186	86	183.02	19.44	202.46	195.86	-6.60
3-205	187	86	183.02	19.44	202.46	195.86	-6.60
3-206	188	86	183.02	19.44	202.46	195.86	-6.60
3-207	189	86	183.02	19.44	202.46	195.86	-6.60
3-208	190	91	193.66	20.57	214.23	207.24	-6.99
3-209	191	91	193.66	20.57	214.23	207.24	-6.99
3-210	192	86	183.02	19.44	202.46	195.86	-6.60
3-211	193	86	183.02	19.44	202.46	195.86	-6.60
3-301	194	86	183.02	19.44	202.46	195.86	-6.60
3-302	195	75	159.61	16.95	176.56	170.81	-5.75
3-303	196	75	159.61	16.95	176.56	170.81	-5.75
3-304	197	86	183.02	19.44	202.46	195.86	-6.60
3-305	198	86	183.02	19.44	202.46	195.86	-6.60
3-306	199	86	183.02	19.44	202.46	195.86	-6.60
3-307	200	86	183.02	19.44	202.46	195.86	-6.60
3-308	201	75	159.61	16.95	176.56	170.81	-5.75
3-309	202	75	159.61	16.95	176.56	170.81	-5.75
3-310	203	86	183.02	19.44	202.46	195.86	-6.60
3-311	204	86	183.02	19.44	202.46	195.86	-6.60
3-401	205	86	183.02	19.44	202.46	195.86	-6.60
3-402	206	121	257.51	27.35	284.85	275.57	-9.28
3-403	207	86	183.02	19.44	202.46	195.86	-6.60
3-404	208	86	183.02	19.44	202.46	195.86	-6.60
3-405	209	86	183.02	19.44	202.46	195.86	-6.60
3-406	210	86	183.02	19.44	202.46	195.86	-6.60
3-407	211	121	257.51	27.35	284.85	275.57	-9.28
3-408	212	86	183.02	19.44	202.46	195.86	-6.60
3-409	213	86	183.02	19.44	202.46	195.86	-6.60

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4-101	214	86	183.02	19.44	202.46	195.86	-6.60
4-102	215	91	193.66	20.57	214.23	207.24	-6.99
4-103	216	91	193.66	20.57	214.23	207.24	-6.99
4-104	217	86	183.02	19.44	202.46	195.86	-6.60
4-105	218	86	183.02	19.44	202.46	195.86	-6.60
4-106	219	86	183.02	19.44	202.46	195.86	-6.60
4-107	220	91	193.66	20.57	214.23	207.24	-6.99
4-108	221	91	193.66	20.57	214.23	207.24	-6.99
4-109	222	86	183.02	19.44	202.46	195.86	-6.60
4-110	223	86	183.02	19.44	202.46	195.86	-6.60
4-201	224	86	183.02	19.44	202.46	195.86	-6.60
4-202	225	91	193.66	20.57	214.23	207.24	-6.99
4-203	226	91	193.66	20.57	214.23	207.24	-6.99
4-204	227	86	183.02	19.44	202.46	195.86	-6.60
4-205	228	86	183.02	19.44	202.46	195.86	-6.60
4-206	229	86	183.02	19.44	202.46	195.86	-6.60
4-207	230	86	183.02	19.44	202.46	195.86	-6.60
4-208	231	91	193.66	20.57	214.23	207.24	-6.99
4-209	232	91	193.66	20.57	214.23	207.24	-6.99
4-210	233	86	183.02	19.44	202.46	195.86	-6.60
4-211	234	86	183.02	19.44	202.46	195.86	-6.60
4-301	235	86	183.02	19.44	202.46	195.86	-6.60
4-302	236	75	159.61	16.95	176.56	170.81	-5.75
4-303	237	75	159.61	16.95	176.56	170.81	-5.75
4-304	238	86	183.02	19.44	202.46	195.86	-6.60
4-305	239	86	183.02	19.44	202.46	195.86	-6.60
4-306	240	86	183.02	19.44	202.46	195.86	-6.60
4-307	241	86	183.02	19.44	202.46	195.86	-6.60
4-308	242	75	159.61	16.95	176.56	170.81	-5.75
4-309	243	75	159.61	16.95	176.56	170.81	-5.75
4-310	244	86	183.02	19.44	202.46	195.86	-6.60
4-311	245	86	183.02	19.44	202.46	195.86	-6.60
4-401	246	86	183.02	19.44	202.46	195.86	-6.60
4-402	247	121	257.51	27.35	284.85	275.57	-9.28
4-403	248	86	183.02	19.44	202.46	195.86	-6.60
4-404	249	86	183.02	19.44	202.46	195.86	-6.60
4-405	250	86	183.02	19.44	202.46	195.86	-6.60
4-406	251	86	183.02	19.44	202.46	195.86	-6.60
4-407	252	121	257.51	27.35	284.85	275.57	-9.28
4-408	253	86	183.02	19.44	202.46	195.86	-6.60
4-409	254	86	183.02	19.44	202.46	195.86	-6.60

TOTALS	22124	\$ 47,083.33	\$ 5,000.00	\$ 52,083.44	\$ 50,385.32	*****
		\$ 564,999.95	\$ 59,999.98	\$ 625,001.28	\$ 604,623.84	
OWNERS WHO ARE PAYING THEIR MONTHLY STRATA FEES BY PRE-AUTHORIZED CHEQUING WILL SEE THE						
NEW AMOUNT REFLECTED ON THEIR OCTOBER STATEMENT. A CHEQUE FOR THE SHORTFALL AMOUNT						
FOR THE MONTHS OF AUGUST AND SEPTEMBER IS REQUIRED PAYABLE TO 'LMS 837' PLEASE.						
OWNERS WHO ARE PAYING THEIR MONTHLY STRATA FEES BY POST-DATED CHEQUE ARE ASKED TO						
START THE NEW AMOUNT AS OF OCTOBER 1ST AND TO SEND IN A SEPARATE CHEQUE FOR THE						
SHORTFALL AMOUNTS FOR AUGUST AND SEPTEMBER.						
THE SHORTFALL AMOUNT REFLECTED ABOVE IS FOR ONE MONTH ONLYPLEASE X TWO FOR AUGUST AND						
SEPTEMBER. CHEQUES ARE PAYABLE TO 'LMS 837'						



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

August 24th, 2006

**NOTICE TO ALL OWNERS
STRATA PLAN LMS 837 - CASCADE GREEN**

Dear Owners:

RE: 2006/2007 MONTHLY OPERATING ASSESSMENTS

At the Annual General Meeting held August 17th, 2006, the proposed Budget was adopted. As a result, your operating assessment, (amount you pay monthly), HAS BEEN INCREASE AS OF AUGUST 1st, 2006. The new strata fee amount for your unit is shown on the attached unit entitlement schedule.

Your payments can be forwarded according to **ONE** of the following two payment plans.

1. **PREAUTHORIZED CHEQUING PROGRAM** - If you are currently on this plan, the new monthly assessment payment will automatically be deducted by your bank on **September 1st, 2006**. You are required, however, to send in a cheque for the **August, 2006 shortfall amount (see unit entitlement schedule)**

ESTABLISHING A PRE-AUTHORIZED CHEQUING PROGRAM

We urge you to take advantage of this payment method and attached is an authorization form for your convenience. To establish pre-authorized chequing for your strata fees, please forward two post-dated cheques, in the amount of your new monthly assessment, to cover the months of **October 1st, 2006** and **November 1st, 2006**, (please ensure your account, including the shortfall amounts for August and September) is paid up to date prior to the start date for the preauthorized chequing program beginning **October 1st, 2006**. Return the form and your cheques to our office as soon as possible.

2. **POST DATED CHEQUES** - Please issue (12) cheques, each dated the first day of each month, for the period **September 1st, 2006 to July 1st, 2007**, and return to our office. You are also required to send in a cheque for the August, 2006 shortfall amount as indicated on the unit entitlement schedule.

Please be advised that CENTURY 21 will NOT send a reminder notice to Owners when post-dated cheques expire. Owners are responsible to ensure that assessment payments are made by the first (1st) day of each and every month. In all cases, cheques should be made payable to STRATA PLAN LMS 837. Please ensure that your unit number is clearly indicated on each cheque.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
CENTURY 21 ACE AGENCIES LTD.
PROPERTY MANAGEMENT DIVISION
Laurie Evans/Tim Collins Strata Managers



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

I/We hereby authorize CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., PROPERTY MANAGEMENT DIVISION, to debit my account number _____ each month the amount equal to my:

_____ Monthly Maintenance

payment payable to "Strata Plan LMS 837", effective start of automatic withdrawal will be OCTOBER 1st, 2006.

I/we further agree to inform Century 21 Prudential Estates (RMD) Ltd., in writing of any change of account information provided in this authorization 2 weeks prior to the next due date of the pre-authorized debit.

Please ensure this bank account is one that will allow automatic debits. Any refusal or return of the automatic debit will result in a service charge of \$25.00 being levied on your account.

Your treatment of each payment shall be the same as if I/we had personally issued a cheque authorizing you to pay as indicated and to debit the amount specified to my/our account.

STRATA PLAN # LMS 837

UNIT # _____

PRINT NAME _____

CIVIC MAILING ADDRESS OF STRATA LOT:

SIGNATURE _____

DATE _____

FOR VERIFICATION PURPOSES, PLEASE ATTACH
ONE SAMPLE CHEQUE
MARKED "VOID"

RETURN TO: CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
7320 Westminster Hwy. Richmond, B.C. V6X 1A1

DISCLOSURE/CONSENT

Personal Information Protection Act, Freedom of Information Act

The personal information requested in this form is being collected and used for the purposes of administering your strata fee account as it relates to your unit in your strata corporation and the Strata Property Act. Completion of this form provides us and your strata corporation with your consent to collect and use this information. If you have any questions, write to the "Privacy Officer" at the address on the letterhead or fax your written questions to "the Privacy Officer at 604-273-9021

MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS, STRATA PLAN LMS 837 – CASCADE GREEN
HELD ON THURSDAY, AUGUST 17, 2006 AT 10:30 P.M. IN THE AMENITY ROOM, 1ST FLOOR 2964
TRETHERWEY, ABBOTSFORD, B.C.

COUNCIL IN ATTENDANCE: Greg Mainwood
Joan McCulloch
Faith Fisher
Janice Baker
Will Hopes
Catherine Ohlsson

REGRETS: Linda Weber

ALSO IN ATTENDANCE: Laurie Evans, Strata Property Agent
Tim Collins, Strata Property Agent
CENTURY 21 Prudential Estates (RMD) Ltd.

Dennis Driscoll, Maintenance Coordinator LMS 837

1. CALL TO ORDER

Greg Mainwood called the meeting to order at 10:30PM.

2. ELECTION OF STRATA COUNCIL OFFICERS AND COMMITTEES

After review of the Officer positions and the usual responsibility areas, the following appointments were agreed upon by acclamation:

President: Greg Mainwood
Treasurer: Janice Baker
Buildings: Linda Weber
Grounds: Faith Fisher

Vice President: Will Hopes
Parking, Security, Moves: Joan McCulloch
Bylaws & Privacy: Catherine Ohlsson

3. ADOPTION OF PREVIOUS MINUTES – July 15, 2006

It was,

MOVED AND SECONDED

That the minutes of the meeting held on July 15, 2006 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

a) Building Warranty Repairs

Strata Property Agent, Laurie Evans, reported she continues to pursue completion of the repair work needed to the deck drain at strata lot #201.

b) 2960 Building Membrane Repairs

Strata Property Agent, Laurie Evans, reported that this area has been inspected and that quotations for this work will be received shortly. The work will then proceed, and after completed a cage to protect the gas meter at this location will be installed.

c) Security Camera Installations

Following the previous Council meeting, the Council concluded it's review of camera and system specifications and ordered the installation of cameras at the building entrances so that Owners will be able to view on their televisions who may be buzzing them from the enterphone. Camera image recording equipment specifications will be reviewed by Council at their next meeting. Security enhancement through

MINUTES OF THE LMS 837 STRATA COUNCIL MEETING – AUGUST 17, 2006

changing access to building front entrances to fob swiping rather than radio transmission has also been complete.

d) **Strata Lot #20**

At the Annual General Meeting held earlier this evening, Owners authorized a Resolution to initiate Supreme Court action against the Owner and residents of this unit, which would seek to prevent these family member residents from living in this unit. Recent news from the Owner is that they now intend to sell this unit shortly.

5. **COMMITTEE REPORTS**

a) **Building Maintenance Report**

Strata Property Agent, Laurie Evans, Maintenance Coordinator Dennis Driscoll, and Council reviewed some of the recent and in progress building maintenance activities:

- The 2964 building basement elevator lobby carpet installer is being required to correct a remaining deficiency in this installation.
- A quotation for the filling of cracks in roadways on the property was reviewed by Council. Funding for this work was included in the 2006-2007 budget. It was then

MOVED AND SECONDED

That expenditure of \$4,980.00 plus GST be approved for roadway crack repairs as per contractor's quotation.

MOTION CARRIED UNANIMOUSLY

- Council discussed the practice of some Owners of leaving furniture and other unwanted items in the amenity rooms. Council requested the minutes remind Owners that any articles left in an amenity room without Council authorization will be immediately disposed of.
- Following a request by an Owner, the Council will obtain a quotation for the cleaning of third and fourth floor windows which cannot be cleaned by Owners as they are inaccessible to them.

b) **Grounds - Landscaping**

The landscaper has completed trimming of shrubbery to allow improved sprinkling of lawns in specified areas. The landscaper continues to follow the zone approach to landscaping maintenance. Council agreed that the grounds appearance is generally very good.

c) **Parking**

Joan McCulloch reported that since the last meeting 8 vehicles have been towed, and 6 warnings issued (for lack of vehicle in storage insurance). If after a warning notice for no visible evidence of vehicle in storage liability insurance has been issued, and 24 hours has passed without rectification of this violation, the vehicle will then immediately be towed at the vehicles Owners' risk and expense.

d) **Moves**

Joan McCulloch reported that since the last meeting there have been 6 moves in and 8 moves out of the buildings.

e) **Website**

Janice Baker and Dennis Driscoll report that the website is functioning well. The website is at: www.cascadegreen.com.

6. **FINANCIAL REPORT**

a) **Operating Statements**

As the July, 2006 operating statements had just been received by Council their adoption was tabled until the September Council meeting.

b) **Receivables Report**

Strata Property Agent, Tim Collins, reviewed the owner balance report as of August 17, 2006, and received instructions from the Council as to actions to be taken in this matter.

On receipt of a foreclosure order by the Supreme Court of British Columbia, following the placement of lien against this property, the Owner of strata lot # 228 paid their strata fee and other arrears. Legal fees of \$2,240.00 related to this foreclosure remain to be paid by the Owner.

A formal pre-foreclosure demand for payment letter was sent to the Owner of strata lot # 186 by legal counsel for nonpayment of strata fees. Without substantial payment of this account, foreclosure action will proceed. A lien was previously placed against this strata lot title.

Formal pre-lien demand for payment letters are to be sent Owners of strata lot # 6 and # 122. Without payment of strata fee arrears following these letters, liens will be placed against these units.

Liens are now to be placed against the title to strata lot # 47 and # 87. Further action for non-payment of strata fees by these Owners will take the form of a foreclosure action by the Strata Corporation.

7. **NEW BUSINESS**

a) **Correspondence**

Strata Property Agents Tim Collins and Laurie Evans advised Council that, other than referenced and dealt with in other areas of these minutes, the only correspondence to report concerned Bylaw violation matters, one concern from an Owner concerning a plumbing invoice, and a request from an Owner to use the third floor amenity room in their building to visit with out of town guests for a two week period. Council approved this request with the usual condition that no cooking or sleeping take place in this room during this usage.

Council reviewed a Bylaw Violation notice sent to the Owner of strata lot # 125 concerning an incident of damage to common property and interfering with the rights of other Owners. No response to this notice having been received from this Owner, it was

MOVED AND SECONDED

That the Owner strata lot # 125 be assessed a \$100.00 fine for this Bylaw violation.

MOTION CARRIED UNANIMOUSLY

8. **ADJOURNMENT**

There being no further business to come before the meeting, the Chair accepted a motion to adjourn at 11:15PM. The next meeting of Council will be held on Saturday, September 16th, 2006.

Respectfully submitted,

CENTURY 21 Prudential Estates (RMD) Ltd.
(604) 853-3374 FAX: (604) 853-2133
M. Laurie Evans, Strata Property Agent
(604) 514-0291 email: contactlaurie@msn.com

Tim Collins, Strata Property Agent
(604) 273-1745 email: tim@century21pel.com

CENTURY 21 Ace Agencies Ltd.
Kristi Rourke, Strata Property Agent and Administrative Assistant
(604) 853-3374 email: kj.09@shaw.ca

MINUTES OF THE LMS 837 STRATA COUNCIL MEETING – AUGUST 17, 2006

CENTURY 21 Emergency Service (604) 273-1745 24 hours Emergency Assistance

Cascade Green Maintenance Coordinator:

Dennis Driscoll 835-6825 Email: dennis.driscoll@cascadegreen.com

SUMMER NOISE TRANSMISSION

Owners and residents are reminded that during warm weather periods when they have many of their unit windows open, sounds from inside their unit such as televisions can carry quite far and may disturb other residents. Please be considerate of others and minimize such sound escape through open windows and patio doors. Your assistance in this matter will be very much appreciated.

BARBEQUE HOURS

Owners are also advised that at the August 17, 2006 Annual General Meeting the Strata Corporation Bylaws were amended to prohibit operation of barbeques on patios and balconies after 10:00PM. Please cooperate in this regard as well.

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.
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