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CHELSEA GARDENS – LMS 1416

SPECIAL GENERAL MEETING MINUTES

TUESDAY, JULY 31, 2007

LOCATION:

7:00 pm. – Clubhouse
13888 70th Avenue
Surrey, B.C.

**STRATA COUNCIL
2007/2008**

PRESIDENT
Harry Steele - #237

VICE-PRESIDENT
Larry Johnson - #T102

SECRETARY
Bernice Hutton - #149

TREASURERS
Victor Monasch - #153
Gordon Scott - #T318

LANDSCAPING
Larry Johnson - #T102
Bernice Hutton - #149

SECURITY
Rick Vael - #T283

MAINTENANCE
Garry Kirkland - #K405

APARTMENT/TOWNHOUSE
Garry Kirkland - #K405

CLUBHOUSE OFFICE
Marlene Poole
M – F : 11 am to Noon
Guest suite booking and Keys

RESIDENT MANAGER
Steve Brown
(604) 834-4578

STRATA MANAGER
Gerry Blanchard
Emergency: 594-5643

DAVIN MANAGEMENT
208, 6846 KING GEORGE HWY.
SURREY, B.C. V3W 5A1

ATTENDANCE:

284 Owners represented by proxy

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Larry Johnson, Vice-President.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Mr. Blanchard in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in order for the meeting to proceed. Mr. Blanchard reported that a quorum was present.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Blanchard advised that appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Special General Meeting, the notices were mailed July 12, 2007 which is 20 days prior to the meeting date. It was MOVED – W422, that adequate notice was given for this evening's meeting. SECONDED – K310. CARRIED

(4) CONSIDERATION OF 3 / 4 VOTE "A"

3 / 4 VOTE "A" reads:

WATER METERING FOR CHELSEA GARDENS:

Whereas the amount of dollars charged by the City of Surrey are increasing at a rate faster for those users who are on the flat rate plan than those on the water metered plan;

Whereas the flat rate plan based on at least four people in a unit, and at Chelsea Gardens there is less than four people per unit. In 2007 we paid \$391.00 for the year, or \$32.59/month;

Whereas the water meters are supplied free of charge by the City but we do not know if this will be the case in the future;

Whereas the installation cost to install two water meter chambers is \$69,000.00;

Whereas other Strata Corporation's have gone on the metered water system and has seen a reduction of their water and sewer costs.

3 / 4 VOTE "A"

Therefore, be it Resolved as a 3 / 4 Vote "A" of the Strata Corporation, LMS 1416 that authority be given to add a monthly surcharge to the Strata fees of \$32.00, equal for all strata lots, commencing September 1, 2007 to raise funds to install two water meter chambers. The \$32.00 per strata lot will continue through to February 28, 2009 to pay for water and sewer charges for the whole complex, when the surcharge amount will be reviewed at the following AGM.

Notes:

1. *A separate water fund (not part of the operations accounts) be set-up similar to the apartment utility fund;*
2. *This fund will be known as the Chelsea Gardens Water Fund and the funds would only be used to pay for water and sewer charges;*
3. *The fund is responsible for the funding and payment for all cost including installation, water and sewer usage, and any other water metering costs;*
4. *The water metering charges would be collected at the same time as the Strata fees;*
5. *All strata lots would pay the same equal amount of \$32.00 per month;*
6. *The fund would start September 1, 2007;*
7. *Surplus funds at the end of each fiscal year will be kept within the fund, and applied to the fee structure for the following fiscal year.*

A number of Owners asked questions and we believe most of the questions were answered to the satisfaction of most of the Owners present. The question was called:

259 – in favour, 25 opposed, 1 spoilt ballots. 91 % voted in favour
(3 / 4 Vote "A" needed 75% of votes cast to pass)

CARRIED

(5) PAYMENT OF WATER AND SEWER SURCHARGE

The payment of Water and sewer surcharge of **\$32.00 per month** will be added to your monthly strata fee withdrawal commencing September 1, 2007, in two ways:

1. Automatic withdrawal from an Owner's account. **If an Owner is already on this system, no further action is required as we will increase your monthly withdrawal by \$32.00.**
2. Post-dated cheques, whereby an Owner supplies Davin with cheques dated the first of each month, commencing September 1, 2007 until February 1, 2008 payable to **Strata Plan LMS 1416 – Unit #_____**. Cheques may be left in the Davin Mailbox in the clubhouse mailroom or the Foyer of each apartment building for pick-up.

(6) TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 7:40 p.m.

Gerry Blanchard
Strata Manager