

baywest.

management corp

13468 77th Avenue, Surrey
British Columbia, Canada, V3W 6Y3
Phone (604) 591-6060

February 3, 2011

TO THE OWNERS OF
STRATA PLAN LMS 2770
SURREY, BC

Dear Owners:

**RE: STRATA PLAN LMS 2770 - REDMILL
2011/2012 STRATA FEES & ONE TIME SPECIAL LEVY**

Please find enclosed the Minutes of the Annual General Meeting held on January 24, 2011.

A 2011-2012 operating budget was approved with a **14% increase in Strata Fees**, with the first payment due on **February 1, 2011**. All payments must be made **payable to Strata Plan LMS 2770** by either post-dated cheques or pre-authorized payment plan. If you are on a pre-authorized payment plan, the Strata Fees will be drawn automatically on the first of every month unless we are informed in writing of alternate arrangements.

There is a one time Special Levy due in two equal payments of March 1, 2011 and on April 1, 2011 and the schedule is attached. A cheque is required for the Special Levy even if you are on a pre-authorized payment plan as we will not be able to draw the Special Levy from your account. There is a late penalty of \$ 50.00 per month for the Special Levy and all fees are due and payable on the first of each month, without invoice.

Should you have any questions regarding the information, please do not hesitate to contact the writer.

Yours truly,
BAYWEST MANAGEMENT CORPORATION
On behalf of Owners of Strata Plan LMS 2770



Jo Ann Lytle
Strata Manager
Direct line: 604-501-8778
Email: jlytle@baywest.ca

Encls.

ANNUAL GENERAL MEETING MINUTES

Monday, January 24, 2011

REDMILL – LMS 2770**LOCATION:**

7:00 p.m. - Clubhouse
14877 58th Avenue
Surrey, BC

**STRATA COUNCIL
2011/2012**

Slavko Bucifal - #34
Duane Thompson - #40
Helen Guenther - #8
Heather Inglis - #56
Margo Grant - #86
Bradley Birch - #27

STRATA MANAGER

Jo Ann Lytle
Direct Phone: (604) 501-8778
E-Mail: jlytle@baywest.ca
Fax: (604) 592-6118

Accountant

Cathy liu
(604) 501-8774
E-Mail: cliu@baywest.ca

BAYWEST MANAGEMENT
13468 77TH AVENUE
SURREY, B.C. V3W 6Y3

Phone: (604) 591-6060

www.redmill.ca

ATTENDANCE:

22 Owners registered and represented in person
10 Owners registered and represented by proxy

Jo Ann Lytle, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:03 p.m. by President, Duane Thompson.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

All received proxies were verified and certified by the Strata Manager. There are 84 Strata Corporation votes at Redmill. The Strata Property Act requires one-third of the Strata Corporations' votes of eligible voters present in person or by proxy to constitute a quorum. In this case, 84 units were eligible to vote at the time of the Call to Order of which 22 were represented in person and 10 via proxy for a total of 32. As the quorum requirement of 31 had been met, the meeting was deemed competent to proceed with the business at hand.

(3) ELECTION OF THE CHAIR OF THE MEETING

As there were no objections from the floor, it was MOVED (40) / SECONDED (86) that the Strata Manager facilitate the meeting.
CARRIED

(4) PROOF OF NOTICE/WAIVER OF NOTICE

It was MOVED (34) / SECONDED (13) that proper notice of the meeting had been provided according to the requirements of the Strata Property Act.
CARRIED

(5) ADOPTION OF THE AGENDA

It was MOVED (39) / SECONDED (60) that the agenda be adopted and entered into the Strata Corporation's records as presented.
CARRIED

(6) ADOPTION OF PREVIOUS MINUTES

It was MOVED (39) / SECONDED (86) to approve the Annual General Meeting Minutes of January 21, 2010 as distributed.
CARRIED

(7) COUNCIL REPORT

Strata Council President Duane Thompson indicated it had been a difficult year because of the water main breaks that had occurred. These breaks had resulted in unforeseen expenses for the Strata Corporation, which were to be addressed in the resolutions at this meeting. But there was an upside for the Strata Corporation concerning the water main breaks. The pod of homes where the water main issues occurred has now been repaired with new water mains to these units. In addition, Council has found a new plumber who did the repairs at a much better cost to the Strata than previously completed at this pod.

Deck and railing repairs were completed at several units, as the budget allowed. Repairs were also completed on the white perimeter fencing, which was also sprayed with Rotban for algae and moss control on the fences. Drainage improvements were made in front of a unit along 148th Street.

Duane thanked the Council for their work during the year and this was followed by a round of applause from the Owners.

(8) ANNUAL INSURANCE REPORT

Each Owner was provided with a copy of the insurance Cover Note for the building as part of the Notice of the Annual General Meeting package. The cover note set out the coverage and deductibles the Strata Corporation currently holds on the property. The Strata Manager highlighted features of the insurance policy which included all property coverage for \$20,466,000, general liability coverage at \$10,000,000 and Directors and Officers Liability at \$2,000,000.

Deductibles include:

All Risks - \$1,000 Sewer Backup - \$10,000 Flood - \$10,000 Water - \$10,000
Earthquake – 10%

The Strata Manager opened the floor for insurance related questions and responded to the same.

Owners are reminded that they must purchase contents and/or homeowners insurance for any in-suite upgrades they make and for their personal effects. The Strata Corporations insurance does not cover these. Owners are encouraged to ensure their tenants place contents insurance on their personal effects. Owners are also encouraged to place insurance re-coverage of Strata Corporation insurance deductibles.

(9) CONSIDERATION OF 3/4 VOTE 'A' – CONTINGENCY RESERVE FUND LOAN REPAYMENT AND DEFICIT RECOVERY**Preamble to the 3/4 VOTE 'A':**

During the fiscal year just ending, funds in the amount of \$32,341.68 were temporarily borrowed from the Contingency Reserve Fund to pay repair costs that resulted from a water main break that occurred on February 16, 2010. In addition, funds in the amount of \$31,419.68 were expended from the operating account to pay for another water main break that occurred on July 31, 2010. The temporary loan from the Contingency Reserve Fund has to be repaid as per Section 96 of the Strata Property Act. The expenditure from the operating account has resulted in a deficit in the current budget fiscal year. Section 105 of the Strata Property Act mandates the deficit must be recovered in the following fiscal year. The Strata Corporation is also obligated to compensate Baywest Management for the work involved in collecting, depositing and administering the Special Levy as per the Schedule "A" of the signed Agency Agreement.

3/4 VOTE 'A':

"Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770, Redmill, that the amount of \$54,341.00 (fifty-four thousand, three hundred and forty one dollars) be raised as a one-time Special Levy to the Owners for the purpose of re-paying the loan from the Contingency Reserve Fund in the amount of \$32,341.68 and recovering \$22,000 (twenty-two thousand dollars) of the projected 2010-2011 operating deficit of 37,633.69.

Be it further resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770, Redmill, that the balance of funding required to recover the deficit be permanently transferred from the "Operating Surplus – Prior Year's" as recorded on the Balance Sheet.

*This Special Levy is to be charged upon the Owners in proportion to the unit entitlement of their respective strata lots (see attached Special Levy Fee Schedule "A") and is due and payable on **in two equal payments on March 1, 2011 and April 1, 2011 by the Owners of record on those dates**, and payments shall be considered part of the common expenses of the Strata Corporation. Late payment penalties may be applied as provided for in Section 23(3) of the Strata Corporation's Bylaws."*

Following discussion of the special levy resolution, it was MOVED (40) / SECONDED (86) to adopt 3/4 Vote A as presented. The motion was **CARRIED UNANIMOUSLY**

(10) CONSIDERATION OF 3/4 VOTE 'B' - CONTINGENCY RESERVE FUND LOAN REPAYMENT AND DEFICIT

"Be it resolved as a 3/4 Vote of the Owners of Strata Plan LMS2770, Redmill, that the Strata Corporation be allowed an extension of the existing temporary loan from the Contingency Reserve Fund to the Operating Account until enough funds are received from Owners for the Special Levy Schedule "A" payments of March 1, 2011 and April 1, 2011. The full amount of the loan of \$32,341.68 will be repaid to the Contingency Reserve Fund by no later than April 15, 2011."

It was MOVED (13) / SECONDED (34) to adopt 3/4 Vote B as presented. The motion was **CARRIED UNANIMOUSLY**

(11) CONSIDERATION OF 2011/2012 OPERATING BUDGET

It was MOVED (60) / SECONDED (8) to adopt 2011/2012 budget as presented.

The Strata Manager opened the floor for budget related questions and Council and the Strata Manager responded.

After discussion, it was MOVED (53) / SECONDED (38) to amend the budget so that there would be no increase in Strata Fees from the previous fiscal year. This would mean a \$26,695 reduction in the current budget year. There was discussion as to where the money should come from and what items should be reduced and as there were no suggestions from the floor as to which lines in the budget should be reduced, it was concluded to take the vote. There were 1 in favour, 31 opposed and 0 abstentions. **DEFEATED**

As the Baywest Management administrative fee for the collection of the Special Levy had not been included in the 2011-2012 Budget, it was MOVED (39) / SECONDED (86) to include line 6008 – Additional Services in the amount of \$577.92 and to reduce line 7660 – Repairs and Maintenance by the same amount of \$577.92. There were 30 in favour, 1 opposed, 1 abstention. The motion was **CARRIED**

As all of the Owner's questions had been answered, the vote to adopt the budget as amended was taken with 28 in favour, 0 opposed and 2 abstentions. **CARRIED**

The new budget takes effect February 1, 2011. Please find attached a copy of the approved budget and listing of maintenance fees for each strata lot. Owners previously making payment by way of an automatic withdrawal from their bank accounts need not take any action, as the management company will adjust their maintenance fees to the new schedule. Owners making payment by way of post-dated cheques are encouraged to send a new series of 12 cheques to Baywest. Cheques should be dated for the 1st of each month and made payable to LMS 2770.

*Due to the AGM being held so close to the end of the month, it is advised auto withdrawal payments for February 1st will be the old amount. Therefore, a "make-up" amount to the increased Strata Fees for April will be withdrawn on May 1st together with the revised Strata Fee.

(12) CONSIDERATION OF 3/4 VOTE 'C' – BYLAW AMENDMENT

"Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 5, Section 27 be amended by adding Bylaw Number (9) to the Strata Corporation bylaws as follows:

(9) Notwithstanding section 48(3) of the Act, if within 15 minutes from the time appointed for an Annual or Special General Meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of eligible voters; but in any other case, the eligible voters present in person or by proxy shall constitute a quorum."

It was MOVED (13) / SECONDED (8) to adopt $\frac{3}{4}$ Vote C as presented. As there was no further discussion on the item, a vote was called to adopt $\frac{3}{4}$ Vote C as presented. There were 29 in favour, 2 opposed, no abstentions. The motion was **CARRIED**

(13) CONSIDERATION OF 3/4 VOTE 'D' – BYLAW AMENDMENT

"Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 1, Section 3 be amended by adding Bylaw Number (12) to the Strata Corporation bylaws as follows:

(12) Christmas lights and decorations shall be permitted between November 15th and January 15th only and shall not be attached to the vinyl siding or in a manner so as to damage the building's structure. Christmas trees will be disposed of by the owner (tenant) and will not be left outside on common or limited common property. Seasonal wreathes will be allowed to hang on front doors as long as they are in presentable shape and are maintained by the owner (occupant)."

It was MOVED (86) / SECONDED (2) to adopt $\frac{3}{4}$ Vote D as presented. Discussion followed and it was noted that in addition to the "building's structure", the building envelope should also be included in the bylaw. It was MOVED (39) / SECONDED (40) to amend $\frac{3}{4}$ Vote D to include the words "or building envelope" following the words "building's structure" in the Bylaw. The motion was **CARRIED UNANIMOUSLY**

(14) CONSIDERATION OF $\frac{3}{4}$ VOTE E – BYLAW AMENDMENT

*"Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 1, Section 3 **Use of Property** be amended by re-numbering from (1) through (11) inclusive.*

*Currently **Use of Property** is numbered as follows: (1), (2), (3), (4), (5), (6), (7), (8), (9), (5), (6).*

Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 7, Section (36) Selling of Strata Lots, (37) Acquisition or Disposition of Personal Property and (38) Rental Restrictions be amended by re-numbering as follows:

(35) Selling of Strata Lots, (36) Acquisition or Disposition of Personal Property and (37) Rental Restrictions."

It was MOVED (39) / SECONDED (60) to adopt $\frac{3}{4}$ Vote E as presented. As there was no further discussion on the item, a vote was called to adopt $\frac{3}{4}$ Vote C as presented. The motion was
CARRIED UNANIMOUSLY

(15) ELECTION OF THE NEW 2010/2011 STRATA COUNCIL

As per the Bylaws, a maximum of 7 Strata Council members could be elected. The Strata Manager opened the floor for nominations or volunteers for the Council positions. The following Owners volunteered or were nominated and agreed to stand for office:

Duane Thompson (40)	Helen Guenther (8)	Heather Inglis (56)
Slavko Bucifal (34)	Margo Grant (86)	Bradley Birch (27)

The Strata Manager called for additional nominations or volunteers from the floor. There were none received after 3 successive occasions. It was MOVED (13) / SECONDED (27) to accept all 6 volunteers or nominations from the floor as the 2011-2012 Strata Council.
CARRIED UNANIMOUSLY

Following the Annual General Meeting, the new Strata Council were asked to meet briefly to decide Council positions. The date for the next Council Meeting will be on Monday, February 28, 2011.

(16) TERMINATION

There being no further business, the meeting was terminated at 9:08 p.m.

<p>Please be advised that copies of Council & General Meeting Minutes should be retained for a period of 2 years.</p>
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REDMILL - LMS2770
ADOPTED BUDGET - February 1, 2011- January 31, 2012

Account	Account Name	2011-2012 ADOPTED Budget
RECEIPTS / REVENUE		
5035-0000	Bylaw Penalties	0.00
5100-0000	Common Room Rental	0.00
5285-0000	Interest Income	0.00
5300-0000	Late Payment Interest	0.00
5310-0000	Late Payment Penalty	0.00
5455-0000	Prior Years Surplus	0.00
5500-0000	Owners' Contributions	217,215.00
TOTAL RECEIPTS / REVENUE		\$ 217,215.00
EXPENSES & RESERVES		
ADMINISTRATIVE EXPENSES		
6004-0000	Statutory Review of Trust Accounts	448.00
6008-0000	Additional Services	577.92
6028-0000	Bank Charges	276.00
6068-0000	Miscellaneous	250.00
6078-0000	Insurance Deductibles / Claims	10,000.00
6080-0000	Insurance Premium	44,700.00
6088-0000	Legal Fees	100.00
6098-0000	Management Fees	21,457.00
6128-0000	Postage/Copies/Office Exp.	1,700.00
TOTAL ADMINISTRATIVE EXPENSES		79,508.92
UTILITIES		
6308-0000	Electricity	2,750.00
TOTAL UTILITIES		2,750.00
CONTRACT / BLDG EXPENSES		
7069-0000	Fire Protection	1,000.00
7080-0000	Garbage Collection	15,700.00
7100-0000	Landscaping	33,334.00
TOTAL CONTRACT / BLDG EXPENSES		50,034.00
REPAIRS & MAINTENANCE EXPENSES		
7588-0000	Dryer Vent/Windows/Gutters	4,800.00
7660-0000	Repairs & Maintenance	22,422.08
7712-0000	Grounds Improvements	2,000.00
7762-0000	Pest Control	300.00
7848-0000	Snow Removal	1,000.00
TOTAL REPAIRS & MAINTENANCE EXPENSES		30,522.08
MAJOR PROJECT EXPENSES		
8425-0000	Fence	2,500.00
8460-0000	Special Projects	20,000.00
TOTAL MAJOR PROJECT EXPENSES		22,500.00
RECREATION FACILITIES EXPENSES		
8506-0000	Janitorial	700.00
8552-0000	Utilities - Rec Center - Gas	1,200.00
TOTAL RECREATION FACILITIES EXPENSES		1,900.00

REDMILL - LMS2770
ADOPTED BUDGET - February 1, 2011- January 31, 2012

Account	Account Name	2011-2012 ADOPTED Budget
	TOTAL OPERATING EXPENSES	<u>187,215.00</u>
	CRF & OTHER BUDGETED RESERVE FUNDS	
8920-0000	Contingency Reserve Fund	20,000.00
8934-0000	Deficit Recovery	10,000.00
	TOTAL RESERVE FUNDS	<u>30,000.00</u>
	TOTAL EXPENSES & RESERVES	<u>217,215.00</u>
	SURPLUS / (DEFICIT)	<u><u>-</u></u>

REDMILL - LMS2770**2011-2012 Strata Fee****ADOPTED BUDGET - February 1, 2011- January 31, 2012**

Unit#	SL#	U/E	New Strata Fee
01	1	1,560	\$ 232.07
02	2	1,174	\$ 174.65
03	3	1,175	\$ 174.80
04	4	1,560	\$ 232.07
05	5	1,558	\$ 231.77
06	6	1,352	\$ 201.13
07	7	1,353	\$ 201.28
08	8	1,352	\$ 201.13
09	9	1,558	\$ 231.77
10	10	1,555	\$ 231.33
11	11	1,176	\$ 174.95
12	12	1,178	\$ 175.25
13	13	1,177	\$ 175.10
14	14	1,557	\$ 231.63
15	34	1,558	\$ 231.77
16	33	1,368	\$ 203.51
17	32	1,370	\$ 203.81
18	31	1,370	\$ 203.81
19	30	1,558	\$ 231.77
20	86	1,559	\$ 231.92
21	85	1,191	\$ 177.17
22	84	1,192	\$ 177.32
23	83	1,559	\$ 231.92
24	82	1,557	\$ 231.63
25	81	1,421	\$ 211.40
26	80	1,424	\$ 211.85
27	79	1,421	\$ 211.40
28	78	1,558	\$ 231.77
29	29	1,557	\$ 231.63
30	28	1,193	\$ 177.48
31	27	1,196	\$ 177.93
32	26	1,193	\$ 177.48
33	25	1,558	\$ 231.77
34	24	1,566	\$ 232.96
35	23	1,191	\$ 177.17
36	22	1,424	\$ 211.85
37	21	1,422	\$ 211.55
38	20	1,566	\$ 232.96
39	19	1,566	\$ 232.96
40	18	1,173	\$ 174.51
41	17	1,406	\$ 209.17
42	16	1,404	\$ 208.87
43	15	1,566	\$ 232.96
44	48	1,559	\$ 231.92
45	47	1,192	\$ 177.32
46	46	1,191	\$ 177.17

REDMILL - LMS2770

2011-2012 Strata Fee

ADOPTED BUDGET - February 1, 2011- January 31, 2012

Unit#	SL#	U/E	New Strata Fee
47	45	1,559	\$ 231.92
48	44	1,560	\$ 232.07
49	43	1,369	\$ 203.66
50	42	1,371	\$ 203.96
51	41	1,369	\$ 203.66
52	40	1,560	\$ 232.07
53	49	1,558	\$ 231.77
54	50	1,192	\$ 177.32
55	51	1,195	\$ 177.78
56	52	1,192	\$ 177.32
57	53	1,558	\$ 231.77
58	73	1,559	\$ 231.92
59	74	1,370	\$ 203.81
60	75	1,371	\$ 203.96
61	76	1,369	\$ 203.66
62	77	1,559	\$ 231.92
63	54	1,560	\$ 232.07
64	55	1,190	\$ 177.03
65	56	1,190	\$ 177.03
66	57	1,560	\$ 232.07
67	58	1,574	\$ 234.16
68	59	1,421	\$ 211.40
69	60	1,422	\$ 211.55
70	61	1,418	\$ 210.95
71	62	1,574	\$ 234.16
72	63	1,573	\$ 234.01
73	64	1,421	\$ 211.40
74	65	1,422	\$ 211.55
75	66	1,418	\$ 210.95
76	67	1,573	\$ 234.01
77	68	1,564	\$ 232.66
78	69	1,423	\$ 211.70
79	70	1,425	\$ 211.99
80	71	1,191	\$ 177.17
81	72	1,564	\$ 232.66
82	35	1,566	\$ 232.96
83	36	1,422	\$ 211.55
84	37	1,424	\$ 211.85
85	38	1,191	\$ 177.17
86	39	1,566	\$ 232.96
Monthly Total		121,677	\$ 18,101.22
			x12
Annual Total			\$ 217,214.64

Special Levy Schedule "A"

REDMILL LMS 2770

2011-2012 Defecit Recovery

Unit	SL#	Unit Entitlement	Total Payment	Due March 1/11 Payment 1	Due April 1/11 Payment 2
01	1	1,560	696.70	348.35	348.35
02	2	1,174	524.31	262.15	262.15
03	3	1,175	524.76	262.38	262.38
04	4	1,560	696.70	348.35	348.35
05	5	1,558	695.80	347.90	347.90
06	6	1,352	603.80	301.90	301.90
07	7	1,353	604.25	302.13	302.13
08	8	1,352	603.80	301.90	301.90
09	9	1,558	695.80	347.90	347.90
10	10	1,555	694.46	347.23	347.23
11	11	1,176	525.20	262.60	262.60
12	12	1,178	526.10	263.05	263.05
13	13	1,177	525.65	262.82	262.82
14	14	1,557	695.36	347.68	347.68
15	34	1,558	695.80	347.90	347.90
16	33	1,368	610.95	305.47	305.47
17	32	1,370	611.84	305.92	305.92
18	31	1,370	611.84	305.92	305.92
19	30	1,558	695.80	347.90	347.90
20	86	1,559	696.25	348.13	348.13
21	85	1,191	531.90	265.95	265.95
22	84	1,192	532.35	266.17	266.17
23	83	1,559	696.25	348.13	348.13
24	82	1,557	695.36	347.68	347.68
25	81	1,421	634.62	317.31	317.31
26	80	1,424	635.96	317.98	317.98
27	79	1,421	634.62	317.31	317.31
28	78	1,558	695.80	347.90	347.90
29	29	1,557	695.36	347.68	347.68
30	28	1,193	532.79	266.40	266.40
31	27	1,196	534.13	267.07	267.07
32	26	1,193	532.79	266.40	266.40
33	25	1,558	695.80	347.90	347.90
34	24	1,566	699.38	349.69	349.69
35	23	1,191	531.90	265.95	265.95
36	22	1,424	635.96	317.98	317.98
37	21	1,422	635.07	317.53	317.53
38	20	1,566	699.38	349.69	349.69
39	19	1,566	699.38	349.69	349.69
40	18	1,173	523.86	261.93	261.93
41	17	1,406	627.92	313.96	313.96
42	16	1,404	627.03	313.51	313.51
43	15	1,566	699.38	349.69	349.69
44	48	1,559	696.25	348.13	348.13

Special Levy Schedule "A"

REDMILL LMS 2770

2011-2012 Defecit Recovery

Unit	SL#	Unit Entitlement	Total Payment	Due March 1/11 Payment 1	Due April 1/11 Payment 2
45	47	1,192	532.35	266.17	266.17
46	46	1,191	531.90	265.95	265.95
47	45	1,559	696.25	348.13	348.13
48	44	1,560	696.70	348.35	348.35
49	43	1,369	611.40	305.70	305.70
50	42	1,371	612.29	306.14	306.14
51	41	1,369	611.40	305.70	305.70
52	40	1,560	696.70	348.35	348.35
53	49	1,558	695.80	347.90	347.90
54	50	1,192	532.35	266.17	266.17
55	51	1,195	533.69	266.84	266.84
56	52	1,192	532.35	266.17	266.17
57	53	1,558	695.80	347.90	347.90
58	73	1,559	696.25	348.13	348.13
59	74	1,370	611.84	305.92	305.92
60	75	1,371	612.29	306.14	306.14
61	76	1,369	611.40	305.70	305.70
62	77	1,559	696.25	348.13	348.13
63	54	1,560	696.70	348.35	348.35
64	55	1,190	531.45	265.73	265.73
65	56	1,190	531.45	265.73	265.73
66	57	1,560	696.70	348.35	348.35
67	58	1,574	702.95	351.47	351.47
68	59	1,421	634.62	317.31	317.31
69	60	1,422	635.07	317.53	317.53
70	61	1,418	633.28	316.64	316.64
71	62	1,574	702.95	351.47	351.47
72	63	1,573	702.50	351.25	351.25
73	64	1,421	634.62	317.31	317.31
74	65	1,422	635.07	317.53	317.53
75	66	1,418	633.28	316.64	316.64
76	67	1,573	702.50	351.25	351.25
77	68	1,564	698.48	349.24	349.24
78	69	1,423	635.51	317.76	317.76
79	70	1,425	636.41	318.20	318.20
80	71	1,191	531.90	265.95	265.95
81	72	1,564	698.48	349.24	349.24
82	35	1,566	699.38	349.69	349.69
83	36	1,422	635.07	317.53	317.53
84	37	1,424	635.96	317.98	317.98
85	38	1,191	531.90	265.95	265.95
86	39	1,566	699.38	349.69	349.69
		121,677	54,341.00	27,170.50	27,170.50

ANNUAL GENERAL MEETING

MONDAY, JANUARY 24, 2011

REDMILL – LMS 2770

BYLAW AMENDMENT- RATIFIED JANUARY 24, 2011

Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 5, Section 27 be amended by adding Bylaw Number (9) to the Strata Corporation bylaws as follows:

(9) Notwithstanding section 48(3) of the Act, if within 15 minutes from the time appointed for an Annual or Special General Meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of eligible voters; but in any other case, the eligible voters present in person or by proxy shall constitute a quorum.

BYLAW AMENDMENT- RATIFIED JANUARY 24, 2011

Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 1, Section 3 be amended by adding Bylaw Number (12) to the Strata Corporation bylaws as follows:

(12) Christmas lights and decorations shall be permitted between November 15th and January 15th only and shall not be attached to the vinyl siding or in a manner so as to damage the building's structure or building envelope. Christmas trees will be disposed of by the owner (tenant) and will not be left outside on common or limited common property. Seasonal wreathes will be allowed to hang on front doors as long as they are in presentable shape and are maintained by the owner (occupant).

BYLAW AMENDMENT- RATIFIED JANUARY 24, 2011

Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 1, Section 3 **Use of Property** be amended by re-numbering from (1) through (11) inclusive.

Currently **Use of Property** is numbered as follows: (1), (2), (3), (4), (5), (6), (7), (8), (9), (5), (6).

Be It resolved by a three-quarter (3/4) vote of the Owners of Strata Plan LMS 2770 Redmill, that Division 7, Section (36) Selling of Strata Lots, (37) Acquisition or Disposition of Personal Property and (38) Rental Restrictions be amended by re-numbering as follows:

(35) Selling of Strata Lots, (36) Acquisition or Disposition of Personal Property and (37) Rental Restrictions.

OWNERS ARE REMINDED THERE IS AN UPDATED COPY OF THE STRATA CORPORATION'S BYLAWS POSTED ON THE STRATA'S WEBSITE AT:
www.redmill.ca

COUNCIL MEETING MINUTES

Monday, January 24, 2011

REDMILL – LMS 2770**LOCATION:**

7:00 p.m. - Clubhouse
14877 58th Avenue
Surrey, BC

STRATA COUNCIL
2010/2011

PRESIDENT/MAINTENANCE

Slavko Bucifal - #34

VICE-PRESIDENT
Duane Thompson - #40

TREASURER
Helen Guenther - #8

SECRETARY/LANDSCAPING
Heather Inglis - #56

AT LARGE
Margo Grant - #86
Bradley Birch - #27

STRATA MANAGER
Jo Ann Lytle
Direct Phone: (604) 501-8778
E-Mail: jlytle@baywest.ca
Fax: (604) 592-6118

Accountant
Cathy Liu
(604) 501-8774
E-Mail: cliu@baywest.ca

BAYWEST MANAGEMENT
13468 77TH AVENUE
SURREY, B.C. V3W 6Y3

Phone: (604) 591-6060

www.redmill.ca

ATTENDANCE:

Slavko Bucifal
Duane Thompson
Helen Guenther
Margo Grant
Bradley Birch

REGRETS:

Heather Inglis

Jo Ann Lytle, Baywest Management Corporation

(1) CALL TO ORDER

The Strata Manager called the meeting to order at 8:12 p.m. A quorum was established.

(2) COUNCIL POSITIONS

As this was the first Council Meeting following the Annual General Meeting, the first order of business was to determine the Strata Council positions. Council discussed the positions available and it was moved and seconded to elect the Council positions as follows.

CARRIED

President/Maintenance – Slavko Bucifal
Vice-President – Duane Thompson
Treasurer – Helen Guenther
Secretary/Landscaping – Heather Inglis
At Large – Margo Grant
At Large – Bradley Birch

(3) NEW BUSINESS**3.1 AGENCY AGREEMENT**

Council signed the Agency Agreement with Baywest which had been approved in the 2011-2012 Budget. The monthly management fees for 2011-2012 are \$1,550 plus HST per month which is a 3% increase per month from the previous year.

3.2 LANDSCAPING CONTRACT

As the landscaping contract will start again on March 1, 2011 through November 30, 2011, it was moved and seconded to renew the landscaping contract with Fraser Strata Care. There is no increase in the contract from the previous year.

CARRIED

(4) TERMINATION

There being no further business, the meeting was terminated at 9:38 p.m.

The next scheduled Council Meeting will be held on Monday, February 28, 2011 with the Strata Manager at 7:00 p.m.

Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.