



# AVONLEA STRATA PLAN LMS 101

**SPECIAL GENERAL MEETING MINUTES  
WEDNESDAY, SEPTEMBER 25, 2013 AT 7:00 PM**

**COUNCIL PRESENT:**

Brian Arnold	President
Carol Ohno	Vice President
Alicia Churchill	Council Member
Mike McDonald	Council Member

**MANAGEMENT PRESENT:**

Dan Bourke, Property Manager  
**Pacific Quorum Properties Inc.**  
[dan@pacificquorum.com](mailto:dan@pacificquorum.com) / Office line: 604-638-1930

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**1. CALL TO ORDER**

The meeting was called order at 7:00 pm by Brian Arnold, President.

**2. CALLING THE ROLE/ CERTIFYING PROXIES/ISSUEING VOTING CARDS**

Dan Bourke confirmed that of the 60 units eligible to vote 31, were present 18 in person, and 13 by proxy meeting the 33% requirement of the *Strata Property Act* to conduct business at a Special General Meeting. It was also confirmed that voting cards representing the 31 Owners had been issued and that notice of the Special General Meeting had been distributed as per the *Strata Property Act*.

**3. OPENING REMARKS**

Brian Arnold, President, thanked all the Owners for attending this evenings meeting. As with a significant savings from the garage door replacement project a Special General Meeting needed to be convened to reallocate the surplus from this project to a much needed exterior structural improvement project. The lengthy list of needed repairs included, wall repairs on a number of end unit townhomes, facia board repairs on unit's #21-#36, drive way crack repairs, and numerous other differed maintenance items that needed to be addressed to extend the life expectancy of these structural components. It was noted that an increased attention is needed to these specific areas around the property, to ensure that safety requirements are met as well as property values are protected in the long-term.

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**VANCOUVER OFFICE:**

Suite 430 – 1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5  
Tel: 604-685-3828 Fax: 604-685-3845

[www.pacificquorum.com](http://www.pacificquorum.com)

**✓ SURREY OFFICE:**

Suite 408 – 7337 137<sup>th</sup> Street  
Surrey, BC V3W 1A4  
Tel: 604-635-0260 Fax: 604-635-0263

4. **¾ VOTE RESOLUTION - REALLOCATION OF GARAGE DOORS SURPLUS TO EXTERIOR STRUCTURAL IMPROVEMENT PROJECT**

**BE IT RESOLVED:** That the Owners of Strata Plan LMS 101, approve the reallocation of the garage door surplus project to an external structural improvement project in the amount of **\$51,637.34 (Fifty One Thousand Six Hundred Thirty Seven Dollars and Thirty-Four Cents)**. After a lengthy discussion,

It was:

**MOVED/SECINDED (#37/#51)**

To approve the ¾ Vote Resolution as presented.

**CARRIED**

5. **ADJOURNMENT**

There being no further business to discuss the meeting was adjourned at 8:10 PM

The next meeting of the strata corporation will be on Thursday, October 3 2013,

**Submitted by:**

**PACIFIC QUORUM PROPERTIES INC.**

Dan Bourke, Property Manager

408 - 7337 137<sup>th</sup> Street

Surrey, BC V3W 1A4

Telephone: (604) 635-0260

Fax: (604) 635-0263 / Office (604) 634-3036

E-mail: [dan@pacificquorum.com](mailto:dan@pacificquorum.com)

Website: [www.pacificquorum.com](http://www.pacificquorum.com)

**24-Hour Maintenance Emergency: 604-635-0260**

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