

November 27TH, 2006.

ATTENTION: All Owners and Residents of Glenborough, Strata NW 3179, we have a change in our property management company, effective January 1st 2007.

To facilitate the change over, there will be no strata meeting in December 2006.

Over the past 2 years, we experienced some serious concerns with our current Property Management firm York West Asset Management. As a result, your Strata Council has terminated our contract with York West, effective December 31, 2006.

During the last three months, we were in contact with seven different Property Management companies. Of the seven we contacted, five were invited to interviews.

From the group of five, we short-listed two companies for second interviews, checked references, both trade and with other Strata Councils, and carried out site inspections of their properties. Finally as a Council, we unanimously decided to engage Strataco Management Ltd, of Burnaby.

During the next couple of weeks, you will be receiving an information package from our new Property Management Company, Strataco. We urge you to carefully read the entire package and comply with their requests in assisting all concerned with a smooth transition between the two companies. THANK YOU.

Glenborough Strata Council
NW 3179

MINUTES OF THE COUNCIL MEETING OF

STRATA PLAN NW 3179- Glenborough

HELD: Tuesday, November 14, 2006. In the Common Room of the Glenborough, Coquitlam.

PRESENT: Tony Lorage *President*
Catherine Paquette *Security*
Ryan Furtado *Parking*
Jan Hotra *Treasurer*

AGENT: J.E.Perthen. P.Mgr. CIM. P.Mgr. *York West Asset Management Group (BC) Inc.*

As the quorum requirement of the *Strata Property Act* was met, the meeting was called to order at 7:20 p.m. by the President.

MINUTES

As there were no errors or omissions in the Minutes of October 11, 2006 Council Meeting, it was **moved** and **seconded** to approve the Minutes as circulated.

MOTION CARRIED

FINANCIAL STATEMENTS

It was noted that the financials in September did not reflect the expenses for the Audit. The October financial statements have to be reviewed first by the Treasurer; therefore, the October financial was tabled. However it was noted that the October financials are showing that the Strata Corporation had already accumulated a deficit of approximately \$7,000. It was also noted by the treasurer that the following invoices need to be corrected:

1. An insurance deductible was paid twice. (It was noted after the council meeting, that this matter had been resolved.)
2. Terasen late payment charge \$72.14 from May 23, 2006
3. Telus late payment charge \$1.05 from July 5, 2006
4. Telus late payment charge \$1.07 from Aug 8, 2006

The agent is to review and advise the accounting department to correct this matter. It was **moved** and **seconded** to approve the financial statements of September as noted.

MOTION CARRIED

PARKING FEES & AR LIST

No AR or Parking list was available.

BUSINESS AT HAND

1. **Termination of YW contract:** The agent received official notice of termination, effective December 31, 2006 from the strata council. The President advised that he had already discussed this matter with the CEO of York West, at their Head office in Calgary.
2. **Duct cleaning:** Council reported that they were not happy with the duct cleaning as a large number of units were never serviced. It was decided to pay only 50% of the invoice until all ducts are cleaned by the contractor.
3. **Window cleaning:** It was also noted that the windows were only partially done, 50% of the invoice also to be withheld.

4. **Fire inspection:** The Agent reported arrangement has been made with four owners to have the fire inspection performed in their units. The owners of these units will be charged for the extra cost involved to perform the inspection.
5. **Move in/out list:** A current list was handed over to the council.
6. **Access Cards:** The out standing access card issue has been resolved, and the keys have been returned by the pest control company.
7. **Fire Safety plan:** The Fire Safety plan was promised to be delivered in the week of November 20, 2006.
8. **Rosebush Claim:** The agent reported that the invoice of \$300 for the rosebush has been forwarded to ICBC for payment.
9. **Winterized quote from Bartec:** A quote has been received from Bartec to winterize the underground parking sprinkler system. It was moved and seconded to proceed with the job.

MOTION CARRIED

10. **Smoke damage repairs in 2915/2925:** The Agent reported that the contractor should be finished before the end of November.
11. **Ground floor patio repairs:** Council identified the following patios that needed reinstallation of the patio pavers:

In 2915: #105, #108, #109

In 2925: #109, #110, #112, #115

Handy man, Bill Cumming, will submit a quote.

12. **Exterior lighting improvements:** The agent is still waiting for a quote from the electrician for council's consideration.

CORRESPONDENCE

- 1) **A unit in 2915 Re: Smoke in the building:** Council advised that they are very understanding and compassionate with the problem of cigarette smoke in the building. However, turning on the ventilation unit is not going to resolve this problem, it rather increases the problem based on past experience, that hallways will get so cold & that pipes can be frozen and the building temperature will sink to an unacceptable level. The agent advised that the owner is insisting on a solution and that the only option to the owner is to either move, contact the Coquitlam Health Department to seek their advice or install a climate control system in her unit. The owner also raised a security concern. Council is aware of this situation and has been vigorously working on this matter to improve the security aspect of the building.
- 2) **A unit in 2925 Reported: Someone slammed the fire door:** All owners are reminded not to slam the fire doors especially at night, as it is very disturbing to your neighbors. York West to obtain a quote for 75 signs with the word "Don't Slam Doors" that have mounting tapes, having first received deigns approval from council.
- 3) **A unit in 2925 Complained against a unit above making excessive noise at night:** A warning letter to be sent to the owner above.
- 4) **A unit in 2915 Re: Property for sale signs:** This matter was discussed at length with Nat and it was decided that Nat will obtaining a quote from a metal fabricating shop to manufacture a pole with a cross bar and hooks to hang realty, for sale signs. The pole has to be long enough to cement the bottom part at least 2 feet in the ground.

- 5) **A unit in 2915 Re: Vehicle insurance fine:** Council reviewed carefully the circumstance and regretfully can not reverse the fine, as council would set a dangerous precedence.
- 6) **A unit in 2915 Re: Sale of their unit:** The letter was noted, but does not require a response.
- 7) **A unit in 2925 Re: Late payment fine:** Council reviewed carefully the circumstance and regretfully can not reverse the fine, as council would set a dangerous precedence.

REPORTS

Nat gave his monthly report and it was noted that A & A tank services has not performed the drainage cleaning. Agent to follow up with a call to A & A.

Pet Bylaw: A revised pet bylaw is still under consideration.

Unit in 2925: A letter to be sent that proper approval has to be obtained from council before further work is done in the unit.

Nat applied for permission to take a few holidays, which was granted. Nat has made arrangement to have a relief manager for four hours a day on duty every day during his absence.

York West to send out the notice regarding the fire code requirement in respect of not storing items other than cars in the underground parkade.

NEXT MEETING

January, 2007 in the Building's Common Room

As there was no further business to discuss, the meeting was adjourned at 9:40 pm.

York West Asset Management Group (BC) Inc.

#430-1200 West 73rd, Avenue
Vancouver, BC, V6P 6G5
TEL: (604) 267-6399 FAX: (604) 267-6397
October 19, 2006.

Please Note: The Real Estate Regulations requires a vendor to provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from York West Asset Management.

May 17, 2006

To the Owners/Tenants, Strata Plan NW 3179
Glenborough

Dear Owners / Tenants:

RE: Pets
The current bylaw is attached.
The amended bylaw states:

Pet and animals bylaw #11

Please remember that the current collection of dogs, are grandfathered and therefore, exempt. The bylaw effects, only any new dog owners.

Therefore:

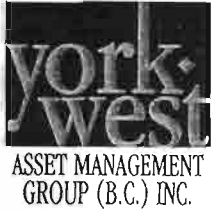
The only owners who are eligible to have a dog are owners who had a dog 'and' owned their property on or before Dec 1st, 2001. All other dogs are illegal and must be removed immediately.

Council requires all pets to be registered, attached is a registration form which must be returned to Council on or before June 15, 2006. Forms can be place in the suggestion box. If we do not get a response it will confirm you have no pets are not eligible to have pets at this property.

York West Asset Management (BC) Inc.



Isaac Nelson
Property Manager for Strata Corporation NW 3179
604 267 6399 Ext 324



PROPERTY & ASSET
MANAGEMENT

COMMERCIAL
SALES & LEASING

SYNDICATION &
CONSULTING
SERVICES

FACILITIES
MANAGEMENT

British Columbia
#430 - 1200 W 73rd Avenue
Vancouver, B.C. V6P 6G5
Phone: (604) 267-6399
Fax: (604) 267-6397

Be it therefore resolved that the Owners of Strata Corporation NW 3179 adopt the following bylaws;

PETS AND ANIMALS (BY-LAW #11)

- 11.1 An Owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or land that is a common asset.
- 11.2 An Owner, tenant or occupant must not keep any pets on a strata lot other than, a reasonable number of fish or other aquarium animals; a reasonable number of small caged mammals, up to two caged birds, one cat.
- 11.3 No dogs shall be permitted.
- 11.4 No person shall keep any animal; livestock or pet within any strata lot or on the common property after receipt of written notice from the Strata Council that said animal, livestock, or pet is to be permanently removed from the strata plan.
- 11.5 All pets must be registered with the Strata Corporation.

STRATA PLAN NW 3179 – GLENBOROUGH
Minutes of the Council Meeting held on Tuesday, May 9th, 2006

Held: Tuesday, May 9th, 2006. In the Common Room of 2915 / 2925 Glen Drive.

Council Present: Tony Lorage
Catherine Paquette
Ryan Furtado
Jan Hotra
Carole Shaw

Regrets Ryan Murray

Management Present: Isaac Nelson, Property Manager
YORK WEST ASSET MANAGEMENT (B.C.) INC.

Guest: An owner from 2925 was present as an observer

1. CALL TO ORDER

The President called the meeting to order at 7:05 p.m.
The new property manager introduced himself with a brief overview of his past 18 years in the business.
Tony welcomed Isaac to Glenborough and introduced the Glenborough strata council members with a general overview of strata NW 3179.
Cathy gave an overview of security, Agent will review.

APPROVAL OF AGENDA

Accepted without comment

2. ADOPTION OF MINUTES April 11th

Approved without comment

3. FINANCE

Strata Finance chair awaiting February, March and April month end invoices and statements for approval
January not approved. Monthly statements required; Invoices, budget variance, balance sheet, general ledger, detailed owners summary, arrears summary, owners account summary (Strata fees arrears report), accts payable, bank statements and bank reconciliation. Agent will inform accounting of the need for these statements to be sent out monthly.

Agent to forward invoices for April

Awaiting previous year-end audit completed by the auditors.

Bart and JP are working on this matter and will contact President and Treasurer directly

Move-in, move-out report for February, March, and April.

Agent will check with Kim at York West and have statements emailed or mailed

Strata fees arrears report

This report is outstanding for Jan, Feb, Mar and April. Agent will forward to President and Treasurer

Adoption of April financial statements

Agent will forward all missing statements next week to the treasurer for approval

1. BUSINESS ARISING OUT OF.

Update on rosebush claim with ICBC

Update on garage door claim with ICBC

President will email claim numbers and Agent will investigate and report on status

Agent to provide quotes on dryer vent cleaning.

Update on insurance claim repairs on #205 / 105 / 106 in 2915.

Nat, the resident manager, says the repairs are almost complete

Units will be inspected by resident manager and treasurer

Update on unit #203 / 103 repair.

Resolved

Update on unit #111 – 2925 water leak, repair / estimate

Ongoing, source has yet to be identified. Agent will contact #111 and report back to council

6. CORRESPONDENCE

Complaint re: Barking dog in #--- / 2915.

Agent will check by-laws and report. Agent will supply forms for a pet registry and complaint filing system.

Agent will send a letter to unit #--- / 2915 regarding strata by-laws.

Elevator tiles will be attended to in the near future, an acknowledgement letter will be sent to the owner

Laminate floors: Cork requirement is necessary and Agent may need to check amendment to by-laws

For suite --- / 2915. Agent will check with Vice-President on letter from --- / 2915

7. NEW BUSINESS

Agent will send out a spring notice for the bulletin boards regarding the operation of BBQ's, adjacent To vinyl sidings and briquette barbeques not allowed.

8. RESIDENT CARETAKERS REPORT.

Resident manager requires updated parking report. Agent will supply.

9. ADJOURNMENT 9:00 PM

NEXT MEETING:

The next meeting is scheduled for June 13th, 2006 at 7:00 pm at the Amenities Room

York West Asset Management Group (BC) Ltd.
#430 – 1200 West 73rd Ave
Vancouver, BC V6P 6G5

Phone: 604-267-6399 ext 324, Isaac Nelson

STRATA CORPORATION NW 3179

Pet Registration Information:

Date: _____
Name of Owner: _____
Unit #: _____
Telephone #: _____

Pet Information:

1. Type of Animal: _____	4. Breed: _____
2. Sex: _____	5. Color: _____
3. Neutered/Spayed: _____	6. Name: _____

Please make sure your pet is vaccinated.

To complete this form a picture of your pet may be attached. If your pet is a pup/kitten an updated picture will be required when your pet is 6 months old.

Attach Picture

PET COMPLAINT FORM

- Use this form in the event a pet is causing a problem.

When? _____

Who? -include type and description of pet.

What
happened? _____

Where? _____

Comments _____

Note: Owners and tenants have the right to peaceful enjoyment of their property and barking dogs contravene this right of ownership.

Attention all Residents:
Glenborough

SPRING NOTICE:

BBQ's must be kept away from the vinyl siding

Any damage done to common property will be expensed to the owner of that property.

BRIQUETTE BBQ'S ARE NOT ALLOWED.

THANKS FOR YOUR COOPERATION.

STRATA COUNCIL

STRATA PLAN NW 3179 – GLENBOROUGH
Minutes of the Council Meeting held on Tuesday, April 11th, 2006

Id: Tuesday, April 11th, 2006. In the Common Room of 2915/2925 Glen Drive.

Council Present: Tony Lorage
Catherine Paquette
Ryan Furtado
Jan Hotra
Carole Shaw

Regrets Ryan Murray

Management Present: Les White, Property Manager
YORK WEST ASSET MANAGEMENT (B.C.) INC.

Guest: An owner was present as an observer from building 2925

NEXT MEETING

The next meeting is scheduled for **Tuesday, May 9th, 2006 at 7:00 pm** at the Amenities Room.

1. CALL TO ORDER

The President called the meeting to order at 7:05 p.m.

ADOPTION OF MINUTES

The published minutes of the meeting held on March 14th, 2006 were accepted, noting the need for many corrections.

3. FINANCE

The January and February month end financials were outstanding and not approved, pending year-end audit.

Arrears Report and Change in Occupancy Report – were not available for this meeting.

4. OLD BUSINESS

Audit: Council had questions for Bart Bardsley, CEO of York West. Is YW paying for the audit? When will it be completed?

ICBC:

-Rose bushes: Agent has corresponded with ICBC and is trying to settlement to close the dossier.

-Garage Door: The full amount of the door, including emergency costs, is being sought from ICBC.

DRYER VENT CLEANING:

Agent was instructed to get quotes on dryer vent cleaning for both buildings. Council agreed through discussion to have the dryer vent cleaning done for safety reasons, as a strata item, from this occasion onward. It was further agreed that Council would try to handle this at the same time as the annual fire inspection.

LETTERS: Letter to go out to a dog owner, who is letting his dog run free in common areas.

WATER LEAK IN Unit #205 AFFECTING Unit #105 AND Unit #106/2915: Coastal Insurance is looking after that. Agent is instructed to contact adjuster, and request speedier action.

WATER LEAK Unit#203 AND Unit #103/ 2915: Problem developed in Unit #203. The cost of repairs should be paid by the owner of the unit. Agent is requested to pursue with a phone call and a letter.

WATER LEAK IN Unit #111 – 2925: Agent is requested to have contractor attend, establish source and repair as necessary.

5. NEW BUSINESS:

A Request to retile the elevator floor in 2915 was discussed by council. Council will consider the request to be undertaken at a later date.

6. CARETAKERS REPORT:

There is an increase in the graffiti on the Co-op side of the complex. Owners are asked to stay vigilant and try to discourage such activities.

A contractor has fixed the hot water problem in 2925.

7. ADJOURNMENT

There being no further business to transact, the meeting was adjourned at 8:24 p.m.

Respectfully submitted by:

**York West Asset Management Group (BC) Ltd.
#430 – 1200 West 73rd Ave
Vancouver, BC V6P 6G5**

- Phone: 604-267-6399-ext-319, Les White, Property Manager.

All Owners, Strata Plan NW-3179
2915/2925 Glen Drive,
Coquitlam., BC

February 22, 2006



ASSET MANAGEMENT
GROUP (B.C.) INC.

PROPERTY & ASSET
MANAGEMENT

COMMERCIAL
SALES & LEASING

SYNDICATION &
CONSULTING
SERVICES

FACILITIES
MANAGEMENT

British Columbia
#260, 6391 Westminster Hwy.
Richmond, B.C. V7C 4V4
Phone: (604) 270-1100
Fax: (604) 270-8685

Calgary

Edmonton

Dear Owner(s):

RE: ANNUAL GENERAL MEETING

Enclosed are the Minutes of your recent AGM. The approved budget and the resulting strata fees are effective **February 1st, 2006** the beginning of your Strata Plan's fiscal year.

Please note on the attached fee schedule that your strata fees do not reflect an increase.

Please also note that our new address as of March 1st 2006 is:

**Unit 430 – 1200 West 73rd Ave.,
Vancouver, BC V6P 6G5**

If you have any questions please call us at (604) 904-3803, ext. 7.

Yours truly,
YORK WEST ASSET MANAGEMENT GROUP (BC) INC.

David Parsons,
For the Owners, Strata Plan NW-3179

MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN NW-3179

HELD: Tuesday, February 21st, 2006 at 7:00 pm. in the Amenities Room at 2915/2925 Glen Drive, Coquitlam.

PRESENT: 51 owners in person or by proxy, as per the registration sheet.

AGENT: David Parsons of *York West Asset Management*.

QUORUM REPORT

As the quorum requirement of the *Strata Property Act* was met, the meeting was called to order at 7:24 pm, at which time thirty-six (36) owners were present in person and fifteen (15) owners were represented by proxy.

ELECTION OF MEETING CHAIR

It was **moved** (#108/2915) and **seconded** (#310/2915) to appoint David Parsons of *York West* to chair the meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

PROOF OF NOTICE

It was **moved** (#301/2925) and **seconded** (#114/2915) to accept the Notice, dated February 1st, 2006, as proper notice for the February 21st, 2006 Annual General Meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGENDA

It was **moved** (#405/2925) and **seconded** (#114/2925) to approve the agenda as presented in the Notice dated February 1st, 2006. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGM MINUTES

As no errors or omissions were noted, it was **moved** (#405/2925) and **seconded** (#108/2915) to adopt the Minutes of the Annual General Meeting held February 8th, 2005 as circulated. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

REPORTS

A report was given by Tony Lorage outlining the considerable number of repairs and improvements done in the last few months, principally the new garage gate and surveillance cameras. Catherine Paquette, who looks after building security also spoke briefly to laud owners for the increased vigilance they have shown in the past year and told of the resulting reduction in nuisance and petty crime. She and Tony both urge owners not to be shy about calling the police whenever suspicious activities or groups are seen in or about the complex.

INSURANCE CERTIFICATE

As per the requirements of the *Strata Property Act*, proof of insurance in the form of a copy of the Strata Corporation's Insurance Certificate was provided to the owners as an attachment to the Notice of Meeting dated February 1st, 2006. It was therefore **moved** (#114/2925) and **seconded** (#301/2015) to confirm that an insurance certificate was circulated to all owners as proof that the building is properly insured. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

RESOLUTION 'A'

Resolution 'A' was placed on the floor for discussion. The Agent read Resolution 'A' to the owners as follows:

Be it resolved, in compliance with section 105 (1) of the Strata Property Act, that a resolution be passed by way of a ¾ vote of a quorum of the Owners of Strata Plan NW-3179, that the Owners authorize that the Strata Corporation's surplus for the fiscal year ending January 31st, 2006, estimated to be in the amount of \$6,552.00, be eliminated by transferring these funds to the Strata Corporation's Contingency Reserve Fund.

Should the surplus be greater or lesser than the amount indicated in this resolution, the greater or lesser amount will be transferred to the Contingency Reserve Fund.

It was **moved** (#310/2915) and **seconded** (#414/2915) to approve Resolution 'A' as presented. A vote was taken, resulting in all owners being in favour of Resolution 'A'.

MOTION CARRIED

RESOLUTION 'B'

Resolution 'B' was placed on the floor for discussion. The Agent read Resolution 'B' to the owners as follows:

Be it resolved, in compliance with section 21 of the Strata Property Act, that a resolution be passed by way of a majority vote of a quorum of the Owners of Strata Plan NM-3179, that the Owners approve the proposed budget for the 2006 fiscal year, commencing February 1st, 2006 and completing January 31st, 2007.

It was **moved** (#114/2925) and **seconded** (#301/2925) to approve Resolution 'B' (the proposed budget) as presented. A vote was taken, resulting in all owners being in favour of Resolution 'B'.

MOTION CARRIED

NEW BUSINESS

The following items were reported for owners' attention or to be dealt with by either *York West* or the new Council.

- 1) **Door from the Parkade:** An owner noted that one of the doors from the parkade does not always close properly of late. Nat, who was present at the meeting, agreed to look at the door in question after the meeting.
- 2) **Duct Cleaning :** The question arose as to who is responsible for the cleaning of dryer vents. This matter will be discussed at the first meeting of the new Council and owners informed in the next minutes as to their responsibilities.

- 3) **Bylaw Enforcement:** An owner requested that Council do something to stop second hand smoke drifting into her unit. This sparked a discussion about the enforcement of bylaws and related matters. Owners were assured that Council is very careful to enforce all bylaws even handedly and promptly by whatever means it has at its disposal under the Strata Property Act.

RESIGNATION AND ELECTION OF STRATA COUNCIL

The Agent thanked the outgoing Council for all their efforts and time spent on Strata Corporation's affairs over the past year. Nominations were then taken for the new Strata Council, resulting in the following nominees:

Tony Lorage
Ryan Murray
Carole Wright
Catherine Paquette
Janet Hotra
Ryan Furtado

As there were no further nominees and all nominees agreed to stand, the above owners were elected by acclamation.

As there was no further business to discuss, the meeting was adjourned at 8:25 pm.

York West Asset Management Group (BC) Inc.

#202 – 1591 Bowser Avenue
North Vancouver, BC, V7P 2Y4
TEL: (604) 904-3803 FAX: (604) 904-3826

Following the meeting, there was a short council meeting wherein the newly elected Council Members established the date of their first meeting. It will take place in the Amenities Room on Tuesday March 14th at 7:00 pm.

Please Note: Real Estate Regulations requires that a vendor must provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *York West Permania*.

**STRATA PLAN NW-3179
FOR THE FISCAL YEAR
ENDING January 31st, 2007**

	PREVIOUS BUDGET	APPROVED BUDGET
	Feb. 1st - Jan 31 2005-06	Feb. 1st - Jan 31 2006-07
Suite Rent	\$9,350.00	\$9,350.00
Strata Fees	291,996.00	291,996.00
Misc Income/Visitor Cards	600.00	600.00
Move in fee	1,200.00	2,000.00
Parking	6,000.00	6,000.00
Bank Interest	550.00	550.00
Security Cards	300.00	500.00
	\$309,996.00	\$310,996.00
Appraisal	\$0.00	\$0.00
Audit/Review	1,500.00	1,500.00
Bank Charges	500.00	400.00
Contingency Reserve Fund	10,000.00	10,000.00
Fire Control	0.00	2,000.00
Insurance	38,737.00	40,000.00
Insurance Deductible	2,500.00	2,500.00
Legal	0.00	0.00
Landscape	15,000.00	13,000.00
Management Fees	26,125.00	26,125.00
Mortgage	8,480.00	7,000.00
Pest Control	1,700.00	1,700.00
Property Tax, Water, Sewer	1,500.00	1,600.00
R & M Building	33,729.00	34,000.00
R & M Elevator	6,000.00	6,500.00
Strata Fees Caretaker Suite	1,962.00	1,962.00
Administration	4,000.00	3,000.00
Office S & S	4,000.00	1,000.00
Electricity	16,000.00	13,000.00
Gas	80,000.00	91,709.00
Wages	42,000.00	42,000.00
Wages Other	2,500.00	1,000.00
Waste Removal	8,500.00	11,000.00
Deficient Recovery	5,263.00	0.00
	\$309,996.00	\$310,996.00
Current Year Surplus (Deficit)		\$0.00

Glenbouborough NW-3179

Approved Strata Fees

BUDGET: \$281,996.00

CRF \$10,000.00

TOTAL \$291,996.00

2006 - APPROVED FEES

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONTRIBUTION.	OPERATING MONTHLY	TOTAL MONTHLY FEE
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2925 Glen Drive

1	2-101	656	4.48	126.27	130.75
2	2-102	739	5.04	142.25	147.29
3	2-103	880	6.01	169.39	175.39
4	2-104	872	5.95	167.85	173.80
5	2-105	810	5.53	155.91	161.44
6	2-106	973	6.64	187.29	193.93
7	2-107	719	4.91	138.40	143.31
8	2-108	980	6.69	188.64	195.33
9	2-109	819	5.59	157.65	163.24
10	2-110	746	5.09	143.59	148.69
11	2-111	972	6.63	187.10	193.73
12	2-112	719	4.91	138.40	143.31
13	2-114	973	6.64	187.29	193.93
14	2-115	806	5.50	155.14	160.65
15	2-116	873	5.96	168.04	174.00
16	2-117	881	6.01	169.58	175.59
17	2-118	741	5.06	142.63	147.69
18	2-119	659	4.50	126.85	131.35
19	2-201	885	6.04	170.35	176.39
20	2-202	739	5.04	142.25	147.29
21	2-203	899	6.14	173.05	179.18
22	2-204	895	6.11	172.28	178.38
23	2-205	810	5.53	155.91	161.44
24	2-206	973	6.64	187.29	193.93
25	2-207	719	4.91	138.40	143.31
26	2-208	980	6.69	188.64	195.33
27	2-209	1,005	6.86	193.45	200.31
28	2-210	828	5.65	159.38	165.03
29	2-211	972	6.63	187.10	193.73
30	2-212	719	4.91	138.40	143.31

Glenbouborough NW-3179

Approved Strata Fees

BUDGET: \$281,996.00

CRF \$10,000.00

TOTAL \$291,996.00

2006 - APPROVED FEES

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONTRIBUTION.	OPERATING MONTHLY	TOTAL MONTHLY FEE
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2925 Glen Drive

31	2-214	973	6.64	187.29	193.93
32	2-215	806	5.50	155.14	160.65
33	2-216	874	5.97	168.23	174.20
34	2-217	901	6.15	173.43	179.58
35	2-218	741	5.06	142.63	147.69
36	2-219	1,018	6.95	195.95	202.90
37	2-301	885	6.04	170.35	176.39
38	2-302	739	5.04	142.25	147.29
39	2-303	899	6.14	173.05	179.18
40	2-304	895	6.11	172.28	178.38
41	2-305	866	5.91	166.69	172.60
42	2-306	973	6.64	187.29	193.93
43	2-307	719	4.91	138.40	143.31
44	2-308	980	6.69	188.64	195.33
45	2-309	1,005	6.86	193.45	200.31
46	2-310	828	5.65	159.38	165.03
47	2-311	972	6.63	187.10	193.73
48	2-312	719	4.91	138.40	143.31
49	2-314	973	6.64	187.29	193.93
50	2-315	863	5.89	166.12	172.01
51	2-316	874	5.97	168.23	174.20
52	2-317	901	6.15	173.43	179.58
53	2-318	741	5.06	142.63	147.69
54	2-319	1,018	6.95	195.95	202.90
55	2-401	885	6.04	170.35	176.39
56	2-402	739	5.04	142.25	147.29
57	2-403	900	6.14	173.24	179.38
58	2-404	900	6.14	173.24	179.38
59	2-405	866	5.91	166.69	172.60
60	2-406	966	6.59	185.94	192.54

Glenbouborough NW-3179

Approved Strata Fees

BUDGET: \$281,996.00

CRF \$10,000.00

TOTAL \$291,996.00

2006 - APPROVED FEES

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONTRIBUTION.	OPERATING MONTHLY	TOTAL MONTHLY FEE
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2925 Glen Drive

61	2-407	718	4.90	138.21	143.11
62	2-408	973	6.64	187.29	193.93
63	2-409	1005	6.86	193.45	200.31
64	2-410	828	5.65	159.38	165.03
65	2-411	965	6.59	185.75	192.34
66	2-412	714	4.87	137.44	142.31
67	2-414	967	6.60	186.13	192.73
68	2-415	863	5.89	166.12	172.01
69	2-416	873	5.96	168.04	174.00
70	2-417	901	6.15	173.43	179.58
71	2-418	741	5.06	142.63	147.69
72	2-419	1018	6.95	195.95	202.90

2915 Glen Drive

73	1-101	820	5.60	157.84	163.44
74	1-102	723	4.94	139.17	144.10
75	1-103	885	6.04	170.35	176.39
76	1-104	876	5.98	168.62	174.60
77	1-105	801	5.47	154.18	159.65
78	1-106	895	6.11	172.28	178.38
79	1-107	669	4.57	128.77	133.34
80	1-108	908	6.20	174.78	180.98
81	1-109	813	5.55	156.49	162.04
82	1-110	781	5.33	150.33	155.66
83	1-111	722	4.93	138.97	143.90
86	1-112	882	6.02	169.77	175.79
85	1-114	875	5.97	168.43	174.40
86	1-115	810	5.53	155.91	161.44
87	1-116	898	6.13	172.85	178.98

Glenbouborough NW-3179

Approved Strata Fees

BUDGET: \$281,996.00

CRF \$10,000.00

TOTAL \$291,996.00

2006 - APPROVED FEES

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONTRIBUTION.	OPERATING MONTHLY	TOTAL MONTHLY FEE
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2925 Glen Drive

88	1-117	668	4.56	128.58	133.14
89	1-118	899	6.14	173.05	179.18
90	1-119	828	5.65	159.38	165.03
91	1-201	880	6.01	169.39	175.39
92	1-202	723	4.94	139.17	144.10
93	1-203	906	6.18	174.39	180.58
94	1-204	876	5.98	168.62	174.60
95	1-205	801	5.47	154.18	159.65
96	1-206	895	6.11	172.28	178.38
97	1-207	669	4.57	128.77	133.34
98	1-208	908	6.20	174.78	180.98
99	1-209	815	5.56	156.88	162.44
100	1-210	886	6.05	170.54	176.59
101	1-211	722	4.93	138.97	143.90
102	1-212	900	6.14	173.24	179.38
103	1-214	875	5.97	168.43	174.40
104	1-215	810	5.53	155.91	161.44
105	1-216	898	6.13	172.85	178.98
106	1-217	668	4.56	128.58	133.14
107	1-218	899	6.14	173.05	179.18
108	1-219	828	5.65	159.38	165.03
109	1-301	880	6.01	169.39	175.39
110	1-302	723	4.94	139.17	144.10
111	1-303	906	6.18	174.39	180.58
112	1-304	876	5.98	168.62	174.60
113	1-305	856	5.84	164.77	170.61
114	1-306	895	6.11	172.28	178.38
115	1-307	669	4.57	128.77	133.34
116	1-308	908	6.20	174.78	180.98
117	1-309	815	5.56	156.88	162.44

Glenbouborough NW-3179

Approved Strata Fees

BUDGET: \$281,996.00

CRF \$10,000.00

TOTAL \$291,996.00

2006 - APPROVED FEES

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONTRIBUTION.	OPERATING MONTHLY	TOTAL MONTHLY FEE
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2925 Glen Drive

118	1-310	886	6.05	170.54	176.59
119	1-311	722	4.93	138.97	143.90
120	1-312	900	6.14	173.24	179.38
121	1-314	875	5.97	168.43	174.40
122	1-315	864	5.90	166.31	172.21
123	1-316	898	6.13	172.85	178.98
124	1-317	668	4.56	128.58	133.14
125	1-318	899	6.14	173.05	179.18
126	1-319	828	5.65	159.38	165.03
127	1-401	880	6.01	169.39	175.39
128	1-402	723	4.94	139.17	144.10
129	1-403	907	6.19	174.58	180.78
130	1-404	877	5.99	168.81	174.80
131	1-405	856	5.84	164.77	170.61
132	1-406	896	6.12	172.47	178.58
133	1-407	670	4.57	128.97	133.54
134	1-408	910	6.21	175.16	181.37
135	1-409	815	5.56	156.88	162.44
136	1-410	886	6.05	170.54	176.59
137	1-411	722	4.93	138.97	143.90
138	1-412	901	6.15	173.43	179.58
139	1-414	877	5.99	168.81	174.80
140	1-415	864	5.90	166.31	172.21
141	1-416	897	6.12	172.66	178.78
142	1-417	668	4.56	128.58	133.14
143	1-418	901	6.15	173.43	179.58
144	1-419	828	5.65	159.38	165.03

TOTAL:	122,085	833.33	23,499.67	24,333.00
TOTAL ANNUAL FEE		\$10,000.00	\$281,996.00	\$291,996.00

MINUTES OF THE ANNUAL GENERAL MEETING OF STRATA PLAN NW-3179

HELD: Tuesday, February 21st, 2006 at 7:00 pm. in the Amenities Room at 2915/2925 Glen Drive, Coquitlam.

PRESENT: 51 owners in person or by proxy, as per the registration sheet.

AGENT: David Parsons of *York West Asset Management*.

QUORUM REPORT

As the quorum requirement of the *Strata Property Act* was met, the meeting was called to order at 7:24 pm. at which time thirty-six (36) owners were present in person and fifteen (15) owners were represented by proxy.

ELECTION OF MEETING CHAIR

It was moved (#108/2915) and seconded (#310/2915) to appoint David Parsons of *York West* to chair the meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

PROOF OF NOTICE

It was moved (#301/2925) and seconded (#114/2915) to accept the Notice, dated February 1st, 2006, as proper notice for the February 21st, 2006 Annual General Meeting. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGENDA

It was moved (#405/2925) and seconded (#114/2925) to approve the agenda as presented in the Notice dated February 1st, 2006. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

APPROVAL OF AGM MINUTES

As no errors or omissions were noted, it was moved (#405/2925) and seconded (#108/2915) to adopt the Minutes of the Annual General Meeting held February 8th, 2005 as circulated. A vote was taken, resulting in all owners being in favour of the motion.

MOTION CARRIED

REPORTS

A report was given by Tony Lorage outlining the considerable number of repairs and improvements done in the last few months, principally the new garage gate and surveillance cameras. Catherine Paquette, who looks after building security also spoke briefly to laud owners for the increased vigilance they have shown in the past year and told of the resulting reduction in nuisance and petty crime. She and Tony both urge owners not to be shy about calling the police whenever suspicious activities or groups are seen in or about the complex.

- 3) Bylaw Enforcement: An owner requested that Council do something to stop second hand smoke drifting into her unit. This sparked a discussion about the enforcement of bylaws and related matters. Owners were assured that Council is very careful to enforce all bylaws even handedly and promptly by whatever means it has at its disposal under the Strata Property Act.

RESIGNATION AND ELECTION OF STRATA COUNCIL

The Agent thanked the outgoing Council for all their efforts and time spent on Strata Corporation's affairs over the past year. Nominations were then taken for the new Strata Council, resulting in the following nominees:

Tony Lorage
Ryan Murray
Carole Wright
Catherine Paquette
Janet Hotra
Ryan Furtado

As there were no further nominees and all nominees agreed to stand, the above owners were elected by acclamation.

As there was no further business to discuss, the meeting was adjourned at 8:25 pm.

York West Asset Management Group (BC) Inc.

#202 – 1591 Bowser Avenue
North Vancouver, BC, V7P 2Y4
TEL: (604) 904-3803 FAX: (604) 904-3826

Following the meeting, there was a short council meeting wherein the newly elected Council Members established the date of their first meeting. It will take place in the Amenities Room on Tuesday March 14th at 7:00 pm.

Please Note: Real Estate Regulations requires that a vendor must provide purchasers with copies of Strata minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from York West Permania.

February 8, 2006

To All Owners,



RE: Change of Address

We are very pleased to announce that York West has concluded the acquisition of two additional Property Management companies.

In order to accommodate this expansion of our company we will be moving our office effective February 27, 2006.

PROPERTY & ASSET
MANAGEMENT

COMMERCIAL
SALES & LEASING

SYNDICATION &
CONSULTING
SERVICES

FACILITIES
MANAGEMENT

Our new address will be:

**Airport Square
Suite #430 – 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: (604) 267-6399
Fax: (604) 267-6397**

Our offices will be closed February 23rd & 24th while we carry out the moving but our telephone service will still be in effect for these two days.

We are very excited as these acquisitions will add a significant number of additional professional and licensed personnel to our team.

We apologize for any short term minor inconvenience this may cause but once we settle in things will be quickly back to normal.

If you have any questions please do not hesitate to contact our office.

Yours truly,
YORK WEST ASSET MANAGEMENT (BC) INC.

A handwritten signature in black ink, appearing to read "J.E. Perthen", is written over a horizontal line.

J.E. Perthen, PMgr., CIM
General Manager of the BC Operations

British Columbia
#430 - 1200 W. 73rd Avenue
Vancouver, B.C. V6P 6G5
Phone: (604) 267-6399
Fax: (604) 267-6397

PLEASE BRING THIS NOTICE TO THE MEETING

MO TO: The Owners, Strata Plan NW-3179

February 1st, 2006

FROM: York West Asset Management Group (BC) Inc.



#202 – 1591 Bowser Avenue,
North Vancouver, BC, V7P 2Y4
Tel: (604) 904-3803 Fax: (604) 904-3826

604-267-6399

904 3803

267-6399

TAKE NOTICE THAT an ANNUAL GENERAL MEETING of Strata Plan NW-3179 will be held:

DATE & TIME: Tuesday, February 21st, 2006 at 7:00 pm

LOCATION: The Amenities Room at 2915/2925 Glen Drive, Coquitlam, BC

In accordance with the *Schedule of Bylaws, for The Owners', Strata Plan NW-3179* if the Strata Corporation is entitled to register a lien against a strata lot under Section 116(1) of the *Strata Property Act* then the owner of that strata lot is not eligible to vote.

If you are uncertain of the status of your account, please contact our office during regular office hours, Monday to Friday 9:00 a.m. to 4:30 p.m., as only cash, money order or a certified cheque for the entire outstanding amount will be accepted at the meeting.

Owners may be represented by proxies - a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization in order to vote.

AGENDA

1. Registration
2. Call to Order
3. Quorum Report
4. Election of person to chair the meeting, if necessary
5. Proof of Notice
6. Approval of Agenda
7. Approval of AGM and/or SGM Minutes
8. Reports of Council / Committee Activities
9. Report on Insurance Coverage – sec 154
10. New Business
 - a. Resolution 'A' (Elimination of Operating Fund Surplus.)
 - b. Resolution 'B' (Proposed 2006 Fiscal Year Budget)
 - c. Owners' New Business, if any
11. Resignation and Election of Strata Council
12. Adjournment

36
- 14

22 → 15

IN ACCORDANCE WITH THE *STRATA PROPERTY ACT*, THE FOLLOWING PROVISIONS APPLY TO PROCEEDINGS AT ANY ANNUAL OR SPECIAL GENERAL MEETINGS.

Strata Property Act

SBC Chap.43

Section 48 (2) & (3) – Quorum for annual or special general meeting

- (2) Subject to the bylaws, a quorum for an annual or special general meeting is:
 - (a) eligible voters holding 1/3 of the strata corporation's voters, present in person or by proxy, or
 - (b) if there are fewer than 4 strata lots or fewer than 4 owners, eligible voters holding 2/3 of the strata corporation's votes, present in person or by proxy.
- (3) If a quorum has not been achieved within ½ hour of the start time of the meeting, the meeting must adjourn to a date exactly one week from the scheduled date with the same start time; at which time the owners in attendance, either in person or by proxy, ½ hour after the start time of the meeting shall be considered a quorum.

Section 56 (2), (3) & (4) – Proxies

- (2) A document appointing a proxy:
 - (a) must be in writing and be signed by the person appointing proxy,
 - (b) may be either general or for a specific meeting or a special resolution, and
 - (c) may be revoked at any time
- (3) Subject to the regulations, any person may be a proxy except the strata manager or other employee of the strata corporation.
- (4) A proxy stands in the place of the person appointing the proxy, and can do anything that person can do, including vote, propose and second motions and participate in the discussion, unless limited in the appointment document.

Section 1 – Definitions and interpretation

“unanimous vote” means a vote in favour of a resolution by all the votes of all the eligible voters.

“majority vote” means a vote in favour of a resolution by more than 1/2 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

“3/4 vote” means a vote in favour of a resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.



COASTAL INSURANCE SERVICES LTD.

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

INSURANCE COVER NOTE

Policy # - CNW 3179

INSURED: Owners of Strata Plan NW 3179 Glenborough
LOCATION: 2915 & 2925 Glen Drive Coquitlam, BC V3B 7H8
EFFECTIVE: 01/31/06 (mm/dd/yy) 12:01 a.m. Standard Time
EXPIRING: 01/31/07 (mm/dd/yy) 12:01 a.m. Standard Time

DATE: January 31, 2006

The Underwriters designated below are hereby bound by an insurance undertaking for account of the insured in accordance with the following:

LIMITS OF	\$	22,550,000	All Property
LIABILITY:	\$	10,000,000	Commercial General Liability
	\$	1,000,000	Pollution & Remediation Legal Liability
	\$	2,000,000	Directors & Officers Liability
	\$	22,550,000	Machinery Breakdown
	\$	100,000	Volunteer Accident Insurance

CONDITIONS & SPECIAL CLAUSES:

- "All Risk", subject to policy exclusions
- Stated Amount Co-insurance
- Water Damage: \$ 2,500 Deductible
- Flood: \$ 25,000 Deductible
- Glass: \$100 Deductible
- Replacement Cost including Blanket By-Laws
- All Perils: \$1,000 Deductible
- Sewer Backup: \$ 2,500 Deductible
- Earthquake: 10% Deductible
- Pollution: \$ 10,000 Deductible

LOSS IF ANY: Insured or Order in accordance with the Strata Property Act

INSURERS: As per list of Subscribing Companies on file with Coastal Insurance Services Ltd.

THIS COVER NOTE is issued in accordance with Underwriter's standard policy wordings usual to this class of risk issued through Coastal Insurance Services Ltd. and will automatically terminate on the issuance of insurance policies covering the above risks. All terms, conditions and reference used in this Cover Note will be in effect as if the policy had been issued on the effective date of this Cover Note.

****Subject to Data Exclusion, Terrorist Exclusion, Mould Exclusion and Asbestos Exclusion****
****THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE****

E&OE/YF

COASTAL INSURANCE SERVICES LTD.

Per: 

AUTHORIZED REPRESENTATIVE

16-JAN-06

GLENBOROUGH NW3179 (92)

Page 1

16:09

Building # 922

GLENBOROUGH STRATA NW 3179

Rpt 2

As of December, 2005

To Date

Balance

BALANCE SHEET

ASSETS

CURRENT ASSETS

104-HSBC OPERATING#435838-001	586.89
106-INSURANCE RESERVE	36,888.63
PETTY CASH	400.00
ACCTS RECEIVABLE/STRATA FEES	(323.92)
PREPAID INSURANCE	2,819.55
TAX ACCOUNT	583.05

40,954.20

120-HSBC CONTINGENCY#435838-2 118,088.05

118,088.05

LAND	20,000.00
BUILDING	78,475.00
TRACTOR/EQUIPMENT	1,602.99
SECURITY SYSTEM PURCHASE	34,024.58
ACCUMULATED DEPRECIATION	(36,091.35)
ACCUMUL DEPRECIATION-EQUIP	(393.95)
ACCUMULATED DEPREC-SECURITY	(9,526.88)

TOTAL ASSETS 247,132.64
=====

For the 11 Months Ending December, 2005

	Current Month	Current Budget	Current Variance	To Date Balance	To Date Budget	To Date Variance	Annual Budget
REVENUE							
1010-SUITE RENT	850.00	779.16	70.84	9,350.00	8,570.76	779.24	9,350.0
1015-STRATA FEES	24,333.01	24,333.00	.01	267,663.11	267,663.00	.11	291,996.0
1020-MISCELLANEOUS INCOME	85.00	50.00	35.00	665.00	550.00	115.00	600.0
1100-MOVE IN FEE	100.00	100.00	.00	3,300.00	1,100.00	2,200.00	1,200.0
1110-PARKING	525.00	500.00	25.00	6,000.00	5,500.00	500.00	6,000.0
1155-BANK INTEREST	118.18	45.83	72.35	889.87	504.13	385.74	550.0
1160-SECURITY CARD ACCESS	175.00	25.00	150.00	1,050.00	275.00	775.00	300.0
TOTAL REVENUE	26,186.19	25,832.99	353.20	288,917.98	284,162.89	4,755.09	309,996.0
EXPENSES							
2015-APPRAISAL	.00	.00	.00	588.50	.00	588.50	.0
2020-AUDIT	.00	.00	.00	(392.32)	.00	(392.32)	1,000.0
2050-BANK CHARGES	34.60	41.66	(7.06)	315.40	458.26	(142.86)	1,000.0
2095-CONTINGENCY FUND CONTR	833.33	833.33	.00	9,166.63	9,166.63	.00	10,000.0
2140-FIRE CONTROL	.00	.00	.00	4,223.70	.00	4,223.70	.0
2150-INSURANCE	3,083.20	3,228.08	(144.88)	33,915.20	35,508.88	(1,593.68)	38,737.0
2155-INSURANCE DEDUCTIBLE	.00	208.33	(208.33)	.00	2,291.63	(2,291.63)	2,500.0
2200-LANDSCAPING	775.75	1,250.00	(474.25)	9,085.95	13,750.00	(4,664.05)	15,000.0
2210-MANAGEMENT FEE	2,177.08	2,177.08	.00	23,947.88	23,947.88	.00	26,125.0
2220-MORTGAGE	498.64	706.66	(208.02)	5,983.68	7,773.26	(1,789.58)	8,480.0
2240-PEST CONTROL	284.62	141.66	142.96	1,625.26	1,558.26	67.00	1,700.0
2280-PROPERTY TAX/WATER/SEWER	99.02	125.00	(25.98)	1,269.37	1,375.00	(105.63)	1,500.0
2310-R & M BUILDING	1,433.85	2,810.75	(1,376.90)	26,340.41	30,918.25	(4,577.84)	33,729.0
2330-R & M ELEVATOR	457.96	500.00	(42.04)	5,637.44	5,500.00	137.44	6,000.0
2467-FEES-CARETAKERS SUITE	163.44	163.50	(.06)	1,797.84	1,798.50	(.66)	1,962.0
2470-ADMINISTRATION	553.84	333.33	220.51	2,747.38	3,666.63	(919.25)	4,000.0
2495-OFFICE	49.52	333.33	(283.81)	659.00	3,666.63	(3,007.63)	4,000.0
2530-UTILITIES-ELECTRIC	1,086.00	1,333.33	(247.33)	11,129.89	14,666.63	(3,536.74)	16,000.0
2540-UTILITIES-GAS	12,267.76	6,666.66	5,601.10	79,905.77	73,333.26	6,572.51	80,000.0
2590-WAGES-CARETAKER	3,783.96	3,500.00	283.96	38,959.97	38,500.00	459.97	42,000.0
2600-WAGES-OTHER	.00	208.33	(208.33)	565.98	2,291.63	(1,725.65)	2,500.0
2620-WASTE REMOVAL	962.29	708.33	253.96	8,970.15	7,791.63	1,178.52	8,500.0
OPERATING EXPENSES	28,544.86	25,269.36	3,275.50	266,443.08	277,962.96	(11,519.88)	304,733.0
4000-DEFICIENT RECOVERY	.00	.00	.00	.00	5,263.00	(5,263.00)	5,263.0
SURPLUS (DEFICIT) CURRENT YEAR	(2,358.67)	563.63	(2,922.30)	22,474.90	936.93	21,537.97	.0

**STRATA PLAN NW3179
FOR THE FISCAL YEAR
ENDING January 31st, 2006**

	TO DATE ACTUAL	ANTICIPATED	ANTICIPATED	TOTAL ANTICIPATED	VARIANCE	PREVIOUS BUDGET	PROPOSED BUDGET
	As of Nov 30/05	December	January	to Jan 31/06		Feb. 1st - Jan 31 2005-06	Feb. 1st - Jan 31 2006-07
Suite Rent	\$8,500.00	\$850.00	\$850.00	\$10,200.00	\$850.00	\$9,350.00	\$9,350.00
Strata Fees	243,330.10	24,333.01	24,333.01	291,996.12	0.12	291,996.00	291,996.00
Misc Income/Visitor Cards	580.00	85.00	30.00	695.00	95.00	600.00	600.00
Move in fee	3,200.00	100.00	0.00	3,300.00	2,100.00	1,200.00	2,000.00
Parking	5,475.00	525.00	525.00	6,525.00	525.00	6,000.00	6,000.00
Bank Interest	771.69	119.18	104.65	995.52	445.52	550.00	550.00
Security Cards	875.00	50.00	50.00	975.00	675.00	300.00	500.00
	\$262,731.79	\$26,062.19	\$25,892.66	\$314,686.64	\$4,690.64	\$309,996.00	\$310,996.00
Appraisal	\$588.50	\$0.00	\$0.00	\$588.50	\$588.50	\$0.00	\$0.00
Audit/Review	-392.32	0.00	0.00	-392.32	-1,892.32	1,500.00	1,500.00
Bank Charges	280.80	34.60	43.40	358.80	-141.20	500.00	400.00
Contingency Reserve Fund	8,333.30	833.33	833.33	9,999.96	-0.04	10,000.00	10,000.00
Fire Control	4,223.70	0.00	0.00	4,223.70	4,223.70	0.00	2,000.00
Insurance	30,832.00	3,083.20	3,083.20	36,998.40	-1,738.60	38,737.00	40,000.00
Insurance Deductible	0.00	0.00	0.00	0.00	-2,500.00	2,500.00	2,500.00
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape	8,310.20	775.75	588.60	9,674.55	-5,325.45	15,000.00	13,000.00
Management Fees	21,770.80	2,177.08	2,177.08	26,124.96	-0.04	26,125.00	26,125.00
Mortgage	5,485.04	498.64	498.64	6,482.32	-1,997.68	8,480.00	7,000.00
Pest Control	1,340.64	284.62	142.31	1,767.57	67.57	1,700.00	1,700.00
Property Tax, Water, Sewer	1,170.35	99.02	99.02	1,368.39	-131.61	1,500.00	1,600.00
R & M Building	24,906.56	1,433.85	19,095.00	45,435.41	11,706.41	33,729.00	34,000.00
R & M Elevator	5,179.48	457.96	457.96	6,095.40	95.40	6,000.00	6,500.00
Strata Fees Caretaker Suite	1,634.40	163.44	163.44	1,961.28	-0.72	1,962.00	1,962.00
Administration	2,193.54	553.84	250.32	2,997.70	-1,002.30	4,000.00	3,000.00
Office S & S	609.48	49.52	50.00	709.00	-3,291.00	4,000.00	1,000.00
Electricity	10,043.89	1,086.00	1,086.00	12,215.89	-3,784.11	16,000.00	13,000.00
Gas	67,638.01	12,267.76	8,685.31	88,591.08	8,591.08	80,000.00	91,709.00
Wages	35,176.01	3,783.96	3,483.96	42,443.93	443.93	42,000.00	42,000.00
Wages Other	565.98	0.00	0.00	565.98	-1,934.02	2,500.00	1,000.00
Waste Removal	8,007.86	962.29	953.99	9,924.14	1,424.14	8,500.00	11,000.00
Deficient Recovery	0.00	0.00	0.00	0.00	-5,263.00	5,263.00	0.00
	\$237,898.22	\$28,544.86	\$41,691.56	\$308,134.64	(\$1,861.36)	\$309,996.00	\$310,996.00
Current Year Surplus (Deficit)	\$24,833.57	(\$2,482.67)	(\$15,798.90)	\$6,552.00	\$6,552.00		\$0.00

STRATA PLAN NW-3179**FUND ANALYSIS**

	<u>Contingency Fund</u>	<u>Operating Fund</u>
Balance (1-Feb.-05)	\$101,836.77	\$0.00
Allocation for 2005	10,000.00	6,552.00
Insurance	15,000.00	0.00
Year end audit entry	-725.83	0.00
Special Resolution - Board	-9,070.82	0.00
Est. Interest Earned (less S/C)	2,133.08	0.00
Estim. Balance (31-Jan-06)	\$119,173.20	\$6,552.00
Resolution 'A'	\$6,552.00	(\$6,552.00)
Estim. Balance (if Res 'A' appvd)	\$125,725.20	\$0.00
Allocation for 2006	\$10,000.00	\$310,996.00
Est. Expenditure for 2006	0.00	-310,996.00
Estim. Balance (31-Jan-07)	\$135,725.20	\$0.00

GLENBOROUGH - N.W. 3179
MONTHLY 2006 STRATA FEES

BUDGET: \$281,996.00
CRF \$10,000.00
TOTAL \$291,996.00

2006						<i>previous year - 2005</i>	
STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONT.	OPERATING MONTHLY CONT.	TOTAL MONTHLY FEE	TOTAL	\$ MONTHLY INCREASE FEE

<u>2925 Glen Drive</u>							
1	2-101	656	4.48	126.27	130.75	130.75	0.00
2	2-102	739	5.04	142.25	147.29	147.29	0.00
3	2-103	880	6.01	169.39	175.39	175.39	0.00
4	2-104	872	5.95	167.85	173.80	173.80	0.00
5	2-105	810	5.53	155.91	161.44	161.44	0.00
6	2-106	973	6.64	187.29	193.93	193.93	0.00
7	2-107	719	4.91	138.40	143.31	143.31	0.00
8	2-108	980	6.69	188.64	195.33	195.33	0.00
9	2-109	819	5.59	157.65	163.24	163.24	0.00
10	2-110	746	5.09	143.59	148.69	148.69	0.00
11	2-111	972	6.63	187.10	193.73	193.73	0.00
12	2-112	719	4.91	138.40	143.31	143.31	0.00
13	2-114	973	6.64	187.29	193.93	193.93	0.00
14	2-115	806	5.50	155.14	160.65	160.65	0.00
15	2-116	873	5.96	168.04	174.00	174.00	0.00
16	2-117	881	6.01	169.58	175.59	175.59	0.00
17	2-118	741	5.06	142.63	147.69	147.69	0.00
18	2-119	659	4.50	126.85	131.35	131.35	0.00
19	2-201	885	6.04	170.35	176.39	176.39	0.00
20	2-202	739	5.04	142.25	147.29	147.29	0.00
21	2-203	899	6.14	173.05	179.18	179.18	0.00
22	2-204	895	6.11	172.28	178.38	178.38	0.00
23	2-205	810	5.53	155.91	161.44	161.44	0.00
24	2-206	973	6.64	187.29	193.93	193.93	0.00
25	2-207	719	4.91	138.40	143.31	143.31	0.00
26	2-208	980	6.69	188.64	195.33	195.33	0.00
27	2-209	1,005	6.86	193.45	200.31	200.31	0.00
28	2-210	828	5.65	159.38	165.03	165.03	0.00
29	2-211	972	6.63	187.10	193.73	193.73	0.00
30	2-212	719	4.91	138.40	143.31	143.31	0.00
31	2-214	973	6.64	187.29	193.93	193.93	0.00

GLENBOROUGH - N.W. 3179
MONTHLY 2006 STRATA FEES

BUDGET: \$281,996.00
 CRF \$10,000.00
 TOTAL \$291,996.00

2006						<i>previous year - 2005</i>	
STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONT.	OPERATING MONTHLY CONT.	TOTAL MONTHLY FEE	TOTAL MONTHLY INCREASE FEE	\$
32	2-215	806	5.50	155.14	160.65	160.65	0.00
33	2-216	874	5.97	168.23	174.20	174.20	0.00
34	2-217	901	6.15	173.43	179.58	179.58	0.00
35	2-218	741	5.06	142.63	147.69	147.69	0.00
36	2-219	1,018	6.95	195.95	202.90	202.90	0.00
37	2-301	885	6.04	170.35	176.39	176.39	0.00
38	2-302	739	5.04	142.25	147.29	147.29	0.00
39	2-303	899	6.14	173.05	179.18	179.18	0.00
40	2-304	895	6.11	172.28	178.38	178.38	0.00
41	2-305	866	5.91	166.69	172.60	172.60	0.00
42	2-306	973	6.64	187.29	193.93	193.93	0.00
43	2-307	719	4.91	138.40	143.31	143.31	0.00
44	2-308	980	6.69	188.64	195.33	195.33	0.00
45	2-309	1,005	6.86	193.45	200.31	200.31	0.00
46	2-310	828	5.65	159.38	165.03	165.03	0.00
47	2-311	972	6.63	187.10	193.73	193.73	0.00
48	2-312	719	4.91	138.40	143.31	143.31	0.00
49	2-314	973	6.64	187.29	193.93	193.93	0.00
50	2-315	863	5.89	166.12	172.01	172.01	0.00
51	2-316	874	5.97	168.23	174.20	174.20	0.00
52	2-317	901	6.15	173.43	179.58	179.58	0.00
53	2-318	741	5.06	142.63	147.69	147.69	0.00
54	2-319	1,018	6.95	195.95	202.90	202.90	0.00
55	2-401	885	6.04	170.35	176.39	176.39	0.00
56	2-402	739	5.04	142.25	147.29	147.29	0.00
57	2-403	900	6.14	173.24	179.38	179.38	0.00
58	2-404	900	6.14	173.24	179.38	179.38	0.00
59	2-405	866	5.91	166.69	172.60	172.60	0.00
60	2-406	966	6.59	185.94	192.54	192.54	0.00
61	2-407	718	4.90	138.21	143.11	143.11	0.00
62	2-408	973	6.64	187.29	193.93	193.93	0.00
63	2-409	1005	6.86	193.45	200.31	200.31	0.00
64	2-410	828	5.65	159.38	165.03	165.03	0.00
65	2-411	965	6.59	185.75	192.34	192.34	0.00
66	2-412	714	4.87	137.44	142.31	142.31	0.00
67	2-414	967	6.60	186.13	192.73	192.73	0.00
68	2-415	863	5.89	166.12	172.01	172.01	0.00
69	2-416	873	5.96	168.04	174.00	174.00	0.00
70	2-417	901	6.15	173.43	179.58	179.58	0.00
71	2-418	741	5.06	142.63	147.69	147.69	0.00
72	2-419	1018	6.95	195.95	202.90	202.90	0.00

GLENBOROUGH - N.W. 3179
MONTHLY 2006 STRATA FEES

BUDGET: \$281,996.00
CRF \$10,000.00
TOTAL \$291,996.00

2006

previous year - 2005

STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONT.	OPERATING MONTHLY CONT.	TOTAL MONTHLY FEE	TOTAL MONTHLY INCREASE FEE	\$
=====							
2915 Glen Drive							
73	1-101	820	5.60	157.84	163.44	163.44	0.00
74	1-102	723	4.94	139.17	144.10	144.10	0.00
75	1-103	885	6.04	170.35	176.39	176.39	0.00
76	1-104	876	5.98	168.62	174.60	174.60	0.00
77	1-105	801	5.47	154.18	159.65	159.65	0.00
78	1-106	895	6.11	172.28	178.38	178.38	0.00
79	1-107	669	4.57	128.77	133.34	133.34	0.00
80	1-108	908	6.20	174.78	180.98	180.98	0.00
81	1-109	813	5.55	156.49	162.04	162.04	0.00
82	1-110	781	5.33	150.33	155.66	155.66	0.00
83	1-111	722	4.93	138.97	143.90	143.90	0.00
86	1-112	882	6.02	169.77	175.79	175.79	0.00
85	1-114	875	5.97	168.43	174.40	174.40	0.00
86	1-115	810	5.53	155.91	161.44	161.44	0.00
87	1-116	898	6.13	172.85	178.98	178.98	0.00
88	1-117	668	4.56	128.58	133.14	133.14	0.00
89	1-118	899	6.14	173.05	179.18	179.18	0.00
90	1-119	828	5.65	159.38	165.03	165.03	0.00
91	1-201	880	6.01	169.39	175.39	175.39	0.00
92	1-202	723	4.94	139.17	144.10	144.10	0.00
93	1-203	906	6.18	174.39	180.58	180.58	0.00
94	1-204	876	5.98	168.62	174.60	174.60	0.00
95	1-205	801	5.47	154.18	159.65	159.65	0.00
96	1-206	895	6.11	172.28	178.38	178.38	0.00
97	1-207	669	4.57	128.77	133.34	133.34	0.00
98	1-208	908	6.20	174.78	180.98	180.98	0.00
99	1-209	815	5.56	156.88	162.44	162.44	0.00
100	1-210	886	6.05	170.54	176.59	176.59	0.00
101	1-211	722	4.93	138.97	143.90	143.90	0.00
102	1-212	900	6.14	173.24	179.38	179.38	0.00
103	1-214	875	5.97	168.43	174.40	174.40	0.00
104	1-215	810	5.53	155.91	161.44	161.44	0.00
105	1-216	898	6.13	172.85	178.98	178.98	0.00
106	1-217	668	4.56	128.58	133.14	133.14	0.00
107	1-218	899	6.14	173.05	179.18	179.18	0.00
108	1-219	828	5.65	159.38	165.03	165.03	0.00
109	1-301	880	6.01	169.39	175.39	175.39	0.00
110	1-302	723	4.94	139.17	144.10	144.10	0.00
111	1-303	906	6.18	174.39	180.58	180.58	0.00
112	1-304	876	5.98	168.62	174.60	174.60	0.00
113	1-305	856	5.84	164.77	170.61	170.61	0.00
114	1-306	895	6.11	172.28	178.38	178.38	0.00
115	1-307	669	4.57	128.77	133.34	133.34	0.00
116	1-308	908	6.20	174.78	180.98	180.98	0.00
117	1-309	815	5.56	156.88	162.44	162.44	0.00

GLENBOROUGH - N.W. 3179
MONTHLY 2006 STRATA FEES

BUDGET: \$281,996.00
CRF \$10,000.00
TOTAL \$291,996.00

2006						previous year - 2005	
STRATA LOT	UNIT	UNIT ENTITLEMENT	CRF MONTHLY CONT.	OPERATING MONTHLY CONT.	TOTAL MONTHLY FEE	TOTAL MONTHLY INCREASE FEE	\$
118	1-310	886	6.05	170.54	176.59	176.59	0.00
119	1-311	722	4.93	138.97	143.90	143.90	0.00
120	1-312	900	6.14	173.24	179.38	179.38	0.00
121	1-314	875	5.97	168.43	174.40	174.40	0.00
122	1-315	864	5.90	166.31	172.21	172.21	0.00
123	1-316	898	6.13	172.85	178.98	178.98	0.00
124	1-317	668	4.56	128.58	133.14	133.14	0.00
125	1-318	899	6.14	173.05	179.18	179.18	0.00
126	1-319	828	5.65	159.38	165.03	165.03	0.00
127	1-401	880	6.01	169.39	175.39	175.39	0.00
128	1-402	723	4.94	139.17	144.10	144.10	0.00
129	1-403	907	6.19	174.58	180.78	180.78	0.00
130	1-404	877	5.99	168.81	174.80	174.80	0.00
131	1-405	856	5.84	164.77	170.61	170.61	0.00
132	1-406	896	6.12	172.47	178.58	178.58	0.00
133	1-407	670	4.57	128.97	133.54	133.54	0.00
134	1-408	910	6.21	175.16	181.37	181.37	0.00
135	1-409	815	5.56	156.88	162.44	162.44	0.00
136	1-410	886	6.05	170.54	176.59	176.59	0.00
137	1-411	722	4.93	138.97	143.90	143.90	0.00
138	1-412	901	6.15	173.43	179.58	179.58	0.00
139	1-414	877	5.99	168.81	174.80	174.80	0.00
140	1-415	864	5.90	166.31	172.21	172.21	0.00
141	1-416	897	6.12	172.66	178.78	178.78	0.00
142	1-417	668	4.56	128.58	133.14	133.14	0.00
143	1-418	901	6.15	173.43	179.58	179.58	0.00
144	1-419	828	5.65	159.38	165.03	165.03	0.00
TOTAL:		122,085	833.33	23,499.67	24,333.00	24,333.00	0.00
TOTAL ANNUAL FEE			\$10,000.00	\$281,996.00	\$291,996.00		

RESOLUTIONS

RESOLUTION 'A' – ¾ Vote

Be it resolved, in compliance with section 105 (1) of the *Strata Property Act*, that a resolution be passed by way of a ¾ vote of a quorum of the Owners of Strata Plan NW-3197, that the Owners authorize that the Strata Corporation's surplus for the fiscal year ending January 31st, 2006, estimated to be in the amount of \$6,552.00, be eliminated by transferring these funds to the Strata Corporation's Contingency Reserve Fund.

Should the surplus be greater or lesser than the amount indicated in this resolution, the greater or lesser amount will be transferred to the Contingency Reserve Fund.

RESOLUTION 'B' – Majority Vote

Be it resolved, in compliance with section 21 of the *Strata Property Act*, that a resolution be passed by way of a majority vote of a quorum of the Owners of Strata Plan NW-3179, that the Owners approve the proposed budget for the 2006 fiscal year, commencing February 1st, 2006 and completing January 31st, 2007.

IF YOU ARE UNABLE TO ATTEND THIS GENERAL MEETING, PLEASE COMPLETE AND
ENDORSE THIS FORM, AND FAX IT TO (604) 904-3826 OR GIVE IT TO YOUR CHOSEN
REPRESENTATIVE TO TAKE WITH THEM TO THE MEETING.

Strata Property Act

FORM A – PROXY APPOINTMENT

(Section 56)

Re: Strata Lot / Suite Number of Strata Plan NW-3197

GENERAL PROXY

We, [name(s)], the owner(s) of the strata lot described above, hereby
do revoke any and all proxies previously issued.

I/We, [name(s)], the owner(s) of the strata lot described above, appoint
..... [name of appointee] to act as my/our proxy at the Annual
General Meeting to be held on February 21st, 2006.

Date: [month, day, year].

Signature of Owner/Tenant/Mortgagee

Signature of Owner/Tenant/Mortgagee

STRATA PLAN NW 3179 – GLENBOROUGH
Minutes of the Council Meeting held on Tuesday, January 24th, 2006

**Minutes of the Council Meeting,
Strata Plan NW 3179 – 'Glenborough'**

Held: Tuesday, January 24th, 2006. in the Amenities Room of 2915/2925 Glen Drive.

Council Present: Tony Lorage – President
Carole Wright – Secretary & Landscape
Catherine Paquette – Security
Rita Knight – Security

Regrets: Ryan Murray - Vice President

Caretaker: Nat Fele (from 8:35 pm)

Management Present: David Parsons, Property Manager
YORK WEST ASSET MANAGEMENT (B.C.) INC.

Guest: Connie LaMarca was present at the beginning of the meeting to discuss her concerns about air quality (second-hand smoke) in the second floor hallway of 2915. Council agreed to run the ventilation fans in that building from 5:00 pm to 9:00 pm daily on an experimental basis. If satisfactory, the fans will be run on this schedule permanently in winter.

1. **CALL TO ORDER**

The meeting was called to order at 7:04 p.m.

ADOPTION OF MINUTES

It was MOVED/SECONDED and CARRIED UNANIMOUSLY to adopt the minutes of the meeting held December 13th, 2005 as circulated.

3. **FINANCE**

Arrears Report – The receivables were reviewed and found acceptable even though they have increased over the holiday season.

Change in Occupancy – The move-in report was reviewed. December was not very busy.

It was MOVED/SECONDED and CARRIED UNANIMOUSLY to adopt the December 2005 financial statements.

4. **BUSINESS ARISING**

ICBC:

The agent has supplied ICBC with all the information needed to process a claim for the rose bushes damaged in an automobile accident several months ago and for a claim regarding the garage door. The garage door has been declared irreparable and a new door is on order at a cost of \$4,690.35.

Building Security:

- The person who was to conceal the wires in the parkade by covering them with conduit has been forced to sell his business and so a new quote must be obtained for this work.
- The astragals for the entry doors are coming in early January.
- Darrel Marcher has been contracted to upgrade the security system.

Blocked Dryer Vent:

The agent is to follow up on the blocked dryer vent mentioned in the last minutes as there was some difficulty arranging access for the tradesperson.

Soffit Repair:

The repairs were completed by Nat.

Back Charge:

The agent is still awaiting the final bills before back charging for water damage in a suite which was the result of negligence.

5. **NEW BUSINESS**

'Winter Clean – up': The winter clean up of the grounds and flower bed preparation for the spring have been completed.

New Gate:

A new gate is being installed by *Morand Industries* to replace the one recently damaged by an automobile.

Pest Control:

Council instructed the agent to obtain quotes from other companies to ensure that Glenborough is receiving pest control services at a competitive rate.

Carpet Cleaning:

Council approved carpet cleaning in 2915. Nat will contact *Coit*.

Budget:

It was MOVED/SECONDED and CARRIED UNANIMOUSLY to present the budget discussed at this meeting to the owners for their approval at the coming AGM.

6. **CORRESPONDENCE**

There was no new correspondence via the suggestion box or any other form.

7. **RESIDENT CARETAKER'S REPORT**

Nat expressed his concern that there is unnecessary soiling of the carpets due to carelessness by residents carrying goods in and out of the building in leaking vessels and entering with oil stained boots. He also discussed parking concerns with Council.

8. **NEXT MEETING**

The AGM is scheduled for Tuesday, February 21st 2006 in the Amenities Room at 7:00 pm.

**COUNCIL REGRETFULLY ACCEPTED THE RESIGNATION FROM COUNCIL OF RITA
KNIGHT WITH GRATITUDE FOR HER DEDICATED SERVICE ON COUNCIL.**

9. **ADJOURNMENT**

There being no further business to transact, the meeting was adjourned at 8:48 p.m.

Respectfully submitted by:

York West Asset Management Group (BC) Ltd.
#260 – 6391 Westminster Highway
Richmond, BC V7C 4V4

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