



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

April 7, 2010

MEMO TO: Owners
Strata Plan LMS-4050

FROM: Bunny Porteous

RE: **ANNUAL GENERAL MEETING**

Attached are the minutes of the Annual General Meeting held on March 31, 2010. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to February 1, 2010.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on March 31, 2010.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on May 1, 2010. Therefore, you will be required to issue a "catch-up" cheque for the months of February, March and April as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-4050" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of February, March and April. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

PLEASE SEE THE ATTACHED STRATA FEE SCHEDULE

BYLAWS: NEW BYLAWS WERE PASSED. Available on the strata website "The501.net"

* * *

Attachment
BP/tr

LMS-4050/AGM Cover Memo



STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
 YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1351	1	656	\$433.26	\$409.79	\$23.47	\$46.94	\$70.41
1355	2	414	\$273.43	\$258.62	\$14.81	\$29.62	\$44.43
1359	3	416	\$274.75	\$259.87	\$14.88	\$29.76	\$44.64
1363	4	415	\$274.09	\$259.24	\$14.85	\$29.70	\$44.55
1367	5	414	\$273.43	\$258.62	\$14.81	\$29.62	\$44.43
1371	6	413	\$272.77	\$257.99	\$14.78	\$29.56	\$44.34
1375	7	416	\$274.75	\$259.87	\$14.88	\$29.76	\$44.64
1379	8	414	\$273.43	\$258.62	\$14.81	\$29.62	\$44.43
1383	9	436	\$287.96	\$272.36	\$15.60	\$31.20	\$46.80
1387	10	644	\$425.33	\$402.30	\$23.03	\$46.06	\$69.09
1391	11	886	\$585.16	\$553.47	\$31.69	\$63.38	\$95.07
0210	12	752	\$368.92	\$355.56	\$13.36	\$26.72	\$40.08
0209	13	726	\$356.17	\$343.26	\$12.91	\$25.82	\$38.73
0208	14	725	\$355.68	\$342.79	\$12.89	\$25.78	\$38.67
0207	15	724	\$355.19	\$342.32	\$12.87	\$25.74	\$38.61
0206	16	726	\$356.17	\$343.26	\$12.91	\$25.82	\$38.73
0205	17	725	\$355.68	\$342.79	\$12.89	\$25.78	\$38.67
0204	18	722	\$354.21	\$341.37	\$12.84	\$25.68	\$38.52
0203	19	725	\$355.68	\$342.79	\$12.89	\$25.78	\$38.67
0202	20	723	\$354.70	\$341.85	\$12.85	\$25.70	\$38.55
0201	21	684	\$335.56	\$323.41	\$12.15	\$24.30	\$36.45
0301	22	468	\$229.60	\$221.28	\$8.32	\$16.64	\$24.96
0302	23	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
0303	24	736	\$361.08	\$347.99	\$13.09	\$26.18	\$39.27
0304	25	Strata suite	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0401	26	468	\$229.60	\$221.28	\$8.32	\$16.64	\$24.96
0402	27	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
0403	28	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
0404	29	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
0405	30	571	\$280.13	\$269.98	\$10.15	\$20.30	\$30.45
0406	31	371	\$182.01	\$175.41	\$6.60	\$13.20	\$19.80
0407	32	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
0408	33	474	\$232.54	\$224.11	\$8.43	\$16.86	\$25.29
0501	34	468	\$229.60	\$221.28	\$8.32	\$16.64	\$24.96
0502	35	555	\$272.28	\$262.41	\$9.87	\$19.74	\$29.61
0503	36	361	\$177.10	\$170.69	\$6.41	\$12.82	\$19.23
0504	37	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
0505	38	464	\$227.63	\$219.39	\$8.24	\$16.48	\$24.72
0506	39	456	\$223.71	\$215.60	\$8.11	\$16.22	\$24.33
0507	40	536	\$262.96	\$253.43	\$9.53	\$19.06	\$28.59
0508	41	371	\$182.01	\$175.41	\$6.60	\$13.20	\$19.80
0509	42	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
0510	43	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
0601	44	470	\$230.58	\$222.22	\$8.36	\$16.72	\$25.08
0602	45	551	\$270.32	\$260.52	\$9.80	\$19.60	\$29.40
0603	46	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
0604	47	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
0605	48	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
0606	49	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
0607	50	545	\$267.37	\$257.68	\$9.69	\$19.38	\$29.07
0608	51	375	\$183.97	\$177.31	\$6.66	\$13.32	\$19.98
0609	52	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96

STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
0610	53	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
0701	54	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
0702	55	551	\$270.32	\$260.52	\$9.80	\$19.60	\$29.40
0703	56	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
0704	57	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
0705	58	468	\$229.60	\$221.28	\$8.32	\$16.64	\$24.96
0706	59	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
0707	60	548	\$268.84	\$259.10	\$9.74	\$19.48	\$29.22
0708	61	371	\$182.01	\$175.41	\$6.60	\$13.20	\$19.80
0709	62	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
0710	63	478	\$234.50	\$226.01	\$8.49	\$16.98	\$25.47
0801	64	472	\$231.56	\$223.17	\$8.39	\$16.78	\$25.17
0802	65	549	\$269.33	\$259.58	\$9.75	\$19.50	\$29.25
0803	66	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
0804	67	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
0805	68	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
0806	69	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
0807	70	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
0808	71	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
0809	72	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
0810	73	479	\$234.99	\$226.48	\$8.51	\$17.02	\$25.53
0901	74	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
0902	75	549	\$269.33	\$259.58	\$9.75	\$19.50	\$29.25
0903	76	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
0904	77	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
0905	78	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
0906	79	446	\$218.80	\$210.88	\$7.92	\$15.84	\$23.76
0907	80	549	\$269.33	\$259.58	\$9.75	\$19.50	\$29.25
0908	81	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
0909	82	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
0910	83	480	\$235.48	\$226.95	\$8.53	\$17.06	\$25.59
1001	84	471	\$231.07	\$222.70	\$8.37	\$16.74	\$25.11
1002	85	554	\$271.79	\$261.94	\$9.85	\$19.70	\$29.55
1003	86	361	\$177.10	\$170.69	\$6.41	\$12.82	\$19.23
1004	87	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
1005	88	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
1006	89	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
1007	90	548	\$268.84	\$259.10	\$9.74	\$19.48	\$29.22
1008	91	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
1009	92	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
1010	93	483	\$236.96	\$228.37	\$8.59	\$17.18	\$25.77
1101	94	471	\$231.07	\$222.70	\$8.37	\$16.74	\$25.11
1102	95	551	\$270.32	\$260.52	\$9.80	\$19.60	\$29.40
1103	96	361	\$177.10	\$170.69	\$6.41	\$12.82	\$19.23
1104	97	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
1105	98	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
1106	99	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
1107	100	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
1108	101	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
1109	102	579	\$284.05	\$273.76	\$10.29	\$20.58	\$30.87
1110	103	478	\$234.50	\$226.01	\$8.49	\$16.98	\$25.47
1201	104	472	\$231.56	\$223.17	\$8.39	\$16.78	\$25.17

STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
 YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1202	105	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
1203	106	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
1204	107	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
1205	108	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
1206	109	438	\$214.88	\$207.09	\$7.79	\$15.58	\$23.37
1207	110	548	\$268.84	\$259.10	\$9.74	\$19.48	\$29.22
1208	111	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
1209	112	576	\$282.58	\$272.34	\$10.24	\$20.48	\$30.72
1210	113	481	\$235.97	\$227.42	\$8.55	\$17.10	\$25.65
1401	114	481	\$235.97	\$227.42	\$8.55	\$17.10	\$25.65
1402	115	541	\$265.41	\$255.79	\$9.62	\$19.24	\$28.86
1403	116	362	\$177.59	\$171.16	\$6.43	\$12.86	\$19.29
1404	117	579	\$284.05	\$273.76	\$10.29	\$20.58	\$30.87
1405	118	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
1406	119	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
1407	120	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16
1408	121	374	\$183.48	\$176.83	\$6.65	\$13.30	\$19.95
1409	122	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
1410	123	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
1501	124	471	\$231.07	\$222.70	\$8.37	\$16.74	\$25.11
1502	125	551	\$270.32	\$260.52	\$9.80	\$19.60	\$29.40
1503	126	362	\$177.59	\$171.16	\$6.43	\$12.86	\$19.29
1504	127	579	\$284.05	\$273.76	\$10.29	\$20.58	\$30.87
1505	128	465	\$228.13	\$219.86	\$8.27	\$16.54	\$24.81
1506	129	437	\$214.39	\$206.62	\$7.77	\$15.54	\$23.31
1507	130	545	\$267.37	\$257.68	\$9.69	\$19.38	\$29.07
1508	131	382	\$187.41	\$180.62	\$6.79	\$13.58	\$20.37
1509	132	579	\$284.05	\$273.76	\$10.29	\$20.58	\$30.87
1510	133	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
1601	134	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
1602	135	554	\$271.79	\$261.94	\$9.85	\$19.70	\$29.55
1603	136	362	\$177.59	\$171.16	\$6.43	\$12.86	\$19.29
1604	137	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
1605	138	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
1606	139	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
1607	140	545	\$267.37	\$257.68	\$9.69	\$19.38	\$29.07
1608	141	373	\$182.99	\$176.36	\$6.63	\$13.26	\$19.89
1609	142	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
1610	143	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
1701	144	470	\$230.58	\$222.22	\$8.36	\$16.72	\$25.08
1702	145	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
1703	146	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
1704	147	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
1705	148	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
1706	149	447	\$219.29	\$211.35	\$7.94	\$15.88	\$23.82
1707	150	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
1708	151	371	\$182.01	\$175.41	\$6.60	\$13.20	\$19.80
1709	152	584	\$286.51	\$276.12	\$10.39	\$20.78	\$31.17
1710	153	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
1801	154	470	\$230.58	\$222.22	\$8.36	\$16.72	\$25.08
1802	155	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
1803	156	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35

STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
 YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1804	157	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
1805	158	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
1806	159	447	\$219.29	\$211.35	\$7.94	\$15.88	\$23.82
1807	160	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
1808	161	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
1809	162	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
1810	163	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
1901	164	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
1902	165	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16
1903	166	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
1904	167	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
1905	168	464	\$227.63	\$219.39	\$8.24	\$16.48	\$24.72
1906	169	436	\$213.90	\$206.15	\$7.75	\$15.50	\$23.25
1907	170	548	\$268.84	\$259.10	\$9.74	\$19.48	\$29.22
1908	171	370	\$181.52	\$174.94	\$6.58	\$13.16	\$19.74
1909	172	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
1910	173	475	\$233.03	\$224.59	\$8.44	\$16.88	\$25.32
2001	174	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
2002	175	549	\$269.33	\$259.58	\$9.75	\$19.50	\$29.25
2003	176	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
2004	177	579	\$284.05	\$273.76	\$10.29	\$20.58	\$30.87
2005	178	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
2006	179	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
2007	180	551	\$270.32	\$260.52	\$9.80	\$19.60	\$29.40
2008	181	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
2009	182	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
2010	183	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
2101	184	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
2102	185	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16
2103	186	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
2104	187	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
2105	188	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
2106	189	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
2107	190	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2108	191	371	\$182.01	\$175.41	\$6.60	\$13.20	\$19.80
2109	192	584	\$286.51	\$276.12	\$10.39	\$20.78	\$31.17
2110	193	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
2201	194	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
2202	195	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16
2203	196	365	\$179.07	\$172.58	\$6.49	\$12.98	\$19.47
2204	197	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
2205	198	468	\$229.60	\$221.28	\$8.32	\$16.64	\$24.96
2206	199	418	\$205.07	\$197.64	\$7.43	\$14.86	\$22.29
2207	200	564	\$276.69	\$266.67	\$10.02	\$20.04	\$30.06
2208	201	378	\$185.44	\$178.72	\$6.72	\$13.44	\$20.16
2209	202	584	\$286.51	\$276.12	\$10.39	\$20.78	\$31.17
2210	203	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
2301	204	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2302	205	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2303	206	365	\$179.07	\$172.58	\$6.49	\$12.98	\$19.47
2304	207	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
2305	208	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87

STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2306	209	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
2307	210	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2308	211	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
2309	212	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
2310	213	475	\$233.03	\$224.59	\$8.44	\$16.88	\$25.32
2401	214	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2402	215	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2403	216	367	\$180.05	\$173.52	\$6.53	\$13.06	\$19.59
2404	217	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
2405	218	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2406	219	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
2407	220	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2408	221	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
2409	222	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
2410	223	477	\$234.01	\$225.53	\$8.48	\$16.96	\$25.44
2501	224	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2502	225	552	\$270.81	\$260.99	\$9.82	\$19.64	\$29.46
2503	226	363	\$178.08	\$171.63	\$6.45	\$12.90	\$19.35
2504	227	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
2505	228	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2506	229	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
2507	230	550	\$269.83	\$260.05	\$9.78	\$19.56	\$29.34
2508	231	372	\$182.50	\$175.89	\$6.61	\$13.22	\$19.83
2509	232	581	\$285.03	\$274.71	\$10.32	\$20.64	\$30.96
2510	233	476	\$233.52	\$225.06	\$8.46	\$16.92	\$25.38
2601	234	469	\$230.09	\$221.75	\$8.34	\$16.68	\$25.02
2602	235	552	\$270.81	\$260.99	\$9.82	\$19.64	\$29.46
2603	236	365	\$179.07	\$172.58	\$6.49	\$12.98	\$19.47
2604	237	577	\$283.07	\$272.81	\$10.26	\$20.52	\$30.78
2605	238	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2606	239	445	\$218.31	\$210.40	\$7.91	\$15.82	\$23.73
2607	240	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16
2608	241	374	\$183.48	\$176.83	\$6.65	\$13.30	\$19.95
2609	242	583	\$286.01	\$275.65	\$10.36	\$20.72	\$31.08
2610	243	475	\$233.03	\$224.59	\$8.44	\$16.88	\$25.32
2701	244	481	\$235.97	\$227.42	\$8.55	\$17.10	\$25.65
2702	245	537	\$263.45	\$253.90	\$9.55	\$19.10	\$28.65
2703	246	365	\$179.07	\$172.58	\$6.49	\$12.98	\$19.47
2704	247	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
2705	248	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2706	249	444	\$217.82	\$209.93	\$7.89	\$15.78	\$23.67
2707	250	544	\$266.88	\$257.21	\$9.67	\$19.34	\$29.01
2708	251	374	\$183.48	\$176.83	\$6.65	\$13.30	\$19.95
2709	252	582	\$285.52	\$275.18	\$10.34	\$20.68	\$31.02
2710	253	478	\$234.50	\$226.01	\$8.49	\$16.98	\$25.47
2801	254	497	\$243.82	\$234.99	\$8.83	\$17.66	\$26.49
2802	255	541	\$265.41	\$255.79	\$9.62	\$19.24	\$28.86
2803	256	364	\$178.58	\$172.10	\$6.48	\$12.96	\$19.44
2804	257	578	\$283.56	\$273.29	\$10.27	\$20.54	\$30.81
2805	258	467	\$229.11	\$220.80	\$8.31	\$16.62	\$24.93
2806	259	433	\$212.43	\$204.73	\$7.70	\$15.40	\$23.10
2807	260	547	\$268.35	\$258.63	\$9.72	\$19.44	\$29.16

STRATA PLAN LMS4050
Strata Fees Catch-Up Schedule

1-Apr-10
YEAR END: JANUARY 31

Passed On: March 31, 2010

UNIT	S.L.	U/E	NEW FEES 2010/2011	OLD FEES 2009/2010	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2808	261	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
2809	262	808	\$396.40	\$382.03	\$14.37	\$28.74	\$43.11
2901	263	498	\$244.31	\$235.46	\$8.85	\$17.70	\$26.55
2902	264	536	\$262.96	\$253.43	\$9.53	\$19.06	\$28.59
2903	265	368	\$180.54	\$174.00	\$6.54	\$13.08	\$19.62
2904	266	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
2905	267	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
2906	268	436	\$213.90	\$206.15	\$7.75	\$15.50	\$23.25
2907	269	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
2908	270	546	\$267.86	\$258.16	\$9.70	\$19.40	\$29.10
2909	271	809	\$396.89	\$382.51	\$14.38	\$28.76	\$43.14
3001	272	497	\$243.82	\$234.99	\$8.83	\$17.66	\$26.49
3002	273	535	\$262.47	\$252.96	\$9.51	\$19.02	\$28.53
3003	274	370	\$181.52	\$174.94	\$6.58	\$13.16	\$19.74
3004	275	580	\$284.54	\$274.23	\$10.31	\$20.62	\$30.93
3005	276	466	\$228.62	\$220.33	\$8.29	\$16.58	\$24.87
3006	277	446	\$218.80	\$210.88	\$7.92	\$15.84	\$23.76
3007	278	553	\$271.30	\$261.47	\$9.83	\$19.66	\$29.49
3008	279	539	\$264.43	\$254.85	\$9.58	\$19.16	\$28.74
3009	280	807	\$395.91	\$381.56	\$14.35	\$28.70	\$43.05
3101	281	680	\$333.60	\$321.51	\$12.09	\$24.18	\$36.27
3102	282	917	\$449.87	\$433.57	\$16.30	\$32.60	\$48.90
3103	283	488	\$239.41	\$230.73	\$8.68	\$17.36	\$26.04
3104	284	624	\$306.13	\$295.04	\$11.09	\$22.18	\$33.27
3105	285	554	\$271.79	\$261.94	\$9.85	\$19.70	\$29.55
3106	286	872	\$427.80	\$412.29	\$15.51	\$31.02	\$46.53
3201	287	560	\$274.73	\$264.78	\$9.95	\$19.90	\$29.85
3202	288	802	\$393.45	\$379.20	\$14.25	\$28.50	\$42.75
3203	289	453	\$222.24	\$214.19	\$8.05	\$16.10	\$24.15
3204	290	539	\$264.43	\$254.85	\$9.58	\$19.16	\$28.74
3205	291	649	\$318.39	\$306.86	\$11.53	\$23.06	\$34.59
3301	292	699	\$342.92	\$330.50	\$12.42	\$24.84	\$37.26
3302	293	911	\$446.93	\$430.73	\$16.20	\$32.40	\$48.60
3303	294	511	\$250.69	\$241.61	\$9.08	\$18.16	\$27.24
3304	295	675	\$331.15	\$319.15	\$12.00	\$24.00	\$36.00
U/E FOR COMM.		5524	\$74,281.67	\$71,524.73	\$2,756.94	\$5,513.88	\$8,270.82
U/E FOR RES.		143976	X12	X12			
STRATA SUITE U/E		474	\$891,380.04	\$858,296.76			
TOTAL U/E		149974					
STRATA SUITE U/E		(474)					
ASSESSABLE U/E		149500					

Although the total fees may not change, each fee charged may change depending on the split calculation.

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-4050
THE 501

HELD

On Wednesday, March 31, 2010 at 6:30 p.m. in the Amenity Room,
501 Pacific Street, Vancouver, B.C.

PRESENT

82 owners in person or proxy, as per the registration sheet.

STRATA AGENT

Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being no quorum present at 6:30 p.m. as per the bylaws of the strata corporation, the meeting was adjourned for 30 minutes and was called to order at 7:00 p.m. by council president, Brent Belsher. Introductions were made and the meeting commenced.

ELECTION OF CHAIR

It was moved, seconded and carried to elect the council President, Mr. Brent Belsher as Chairperson for the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated March 10, 2010 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda.

MINUTES

It was moved, seconded and carried to adopt the minutes of the April 15, 2009 Annual General Meeting. There was no business arising.

It was moved, seconded and carried to adopt the minutes of the November 4, 2009 Special General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council president, Brent Belsher, welcomed the owners and reviewed the President's report attached to the AGM Notice. Mr. Belsher thanked the council, the agent, the building manager for their hard work over the last year.

Brent presented an overview of the exterior maintenance project.

- Prostar Painters is proceeding to complete the outstanding identified deficiencies on the tower.
- The pond upgrades are projected to be completed in May.
- Rooftop and Opera balcony membrane replacements have been completed on the townhomes.
- Spratt Emanuel Engineers have discovered moisture (condensation) in the concrete wall of townhouse unit 209 which has caused extensive damage to the steel studs in the wall cavity. The engineers have recommended further investigation in all townhouse units to determine if condensation exists in all TH wall cavities; especially on the north wall.

The council agreed with Spratt Emanuel Engineers to proceed with the investigation and will review the report to determine if additional repairs to the TH's are required.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-4050 as attached to the AGM notice was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

IMPORTANT

The agent reminded the owners that the maintenance of dishwasher/washing machine hoses, water shut off valves, fridge line, toilet wax seals, hose bibs etc. are responsible of the owners to maintain and should be checked regularly for leaks to prevent costly damages to the owners and increases to the strata corporation's insurance premium and deductibles. Owners with rental units should advise their tenants to complete regular maintenance checks. Owners are also reminded to ensure their home owner insurance package includes sufficient coverage for the \$10,000 water damage deductible.

TREASURER'S REPORT

The council Treasurer, Mr. George Affleck, reviewed the financial highlights of the fiscal year ending January 31, 2010.

2010/2011 BUDGET (YEAR END JANUARY 31ST)

The 2010/2011 budget was presented to the owners for a detailed review and analysis. Following discussion, it was moved, seconded and carried to approve the budget in the total amount of \$963,881.

Owners please note: There will be an increase in strata fees retroactive to February 1, 2010.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on March 31, 2010.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on May 1, 2010 Therefore, you will be required to issue a "catch-up" cheque for the months of February, March and April, 2010 as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-4050" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of February, March and April, 2010 **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

3/4 VOTE RESOLUTIONS

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 DRY SPRINKLER SYSTEM VALVE

WHEREAS The Owners, Strata Plan LMS-4050, were required to expend \$11,100 to replace the Dry Sprinkler System Valve;

AND WHEREAS payment of the additional funds in the amount of \$11,100 is funded from the Contingency Reserve Fund;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that the expenditure be and is hereby ratified and the amount of \$11,100 be approved to be charged against the Residential and Commercial Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #1 – Dry Sprinkler System Valve, as presented (77 in favour, 4 opposed, 1 abstention).

* * *

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #2 BYLAW AMENDMENT

WHEREAS The Owners, Strata Plan LMS-4050, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan LMS-4050, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050 that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

1. By adding a new bylaw Division 10.33, to read as follows:

Division 10 – Privacy

33. The 501 adheres to the BC Personal Information Protection Act. PIPA sets out how BC organizations, including corporations (including strata corporations), sole proprietorships, partnerships, and non-profit organizations, may collect, use and disclose personal information about individuals.

Under PIPA:

- (1) The strata corporation may collect, from time to time, certain personal information of owners, tenants, and occupants including but not limited to:
 - (i) the name, home address, and home telephone and/or cell phone numbers of owners, tenants and occupants
 - (ii) e-mail addresses
 - (ii) banking information, in the case of owners, for payment of strata fees
 - (iii) video images and voice recordings obtained during the use and operation of the video surveillance system (VSS) installed or to be installed in the building by the strata corporation in the following locations, with signage noting the operation and monitoring and operational 24 hours a day, 7 days a week:
 - (a) Exterior entrance/exit locations for pedestrian and vehicle traffic
 - (b) Interior entrance/exist locations in common areas
 - (c) Common activity areas such as gym, spa, and games room
 - (d) As needed in other interior/ exterior common property or limited common property areas to address security, physical safety illegal actions, or bylaw infractions
 - (iv) information and data recorded and collected during the use and operation of the access control system (e.g., key fobs) installed in the building that monitors access to and from the common areas of the building 24 hours a day, 7 days a week
- (2) Personal information recorded and collected will not be disclosed to any person, other than: the building manager; the strata corporation's strata agent; elected members of the strata council during the course of exercising the powers and performing the duties of the strata corporation; the strata corporation's legal counsel; or law enforcement personnel, except:
 - (i) when required or authorized by law to do so
 - (ii) when disclosure is consented to in writing by an owner, tenant, or occupant

- (iii) to up-date banking or financial records
 - (iv) when required to collect outstanding strata fees
 - (v) during the course of a criminal investigation involving vandalism to or theft of common property or common assets of the strata corporation, vandalism to or theft of personal belongings of owners, tenants, occupants, visitors and invitees, or the physical assault of an owner, tenant, occupant, visitor, or invitee
- (3) The strata corporation will take all reasonable precautions to ensure that personal information is kept safe from loss, unauthorized access, modification or disclosure.
- (4) This bylaw authorizes the collection of personal information using the video surveillance system and access control system for the following purposes only:
 - (i) to monitor access to and from the common property areas of the building
 - (ii) to protect personal property of owners, tenants, occupants, visitors and invitees
 - (iii) to protect common property and common assets of the strata corporation
 - (iv) to protect the security and physical safety of owners, tenants, occupants, visitors and invitees to the building
- (5) Personal information collected from the use and operation of the video surveillance system and access control system will be retained by way of electronic data storage for up to 3 days on the strata corporation's computer data storage system at which time the personal information recorded and collected will be recorded over.
- (6) Requests for access to view a specific individual's personal information, including access to view those portions of the video surveillance or access control system that contain personal information for the individual requesting access, must be made in writing and delivered to the strata corporation's strata agent. Access to the specific individual's personal information, other than personal information recorded and collected using the video surveillance system and the access control system, will be made available in the presence of an elected member of the strata council or the strata corporation's strata agent, within 14 days from the date of the request and copies of personal information will be provided and a reasonable fee will be charged for the copies of the personal information. Personal information recorded and collected using the video surveillance system and the access control system will, provided that the personal information has not previously been recorded over, be made available for inspection within 24

hours from the date of the request and a reasonable fee will be charged for the inspection of that personal information.

A motion was presented to amend numbers (5) and (6). The motion was not seconded.

Following a lengthy discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #2 – Bylaw Amendment, as presented (69 in favour, 12 opposed, 1 abstention).

The owners requested the council review the wording of numbers 5 and 6.

* * *

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #3 – DRYER VENT BOOSTER FANS

WHEREAS The Owners, Strata Plan LMS-4050 wish to install dryer vent booster fans in 12 strata lots as recommended by Michael A. Smith Dryer Vent Cleaning to prevent condensation build-up which results in ceiling water damages;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that a sum of money not exceeding \$18,000 be spent for the stated purpose of installing booster fans, such expenditure to be charged against the Residential Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #3 – Dryer Vent Booster Fans, as presented (76 in favour, 5 opposed, 1 abstention).

* * *

NEW BUSINESS

The owners requested the council review the following items at the next council meeting.

1. Notices be posted in the elevator to advise the residents that the council minutes have been posted on the website.

2. Install TV screens and fans in the fitness room.
3. Review exhaust system in fitness room.

ELECTION OF STRATA COUNCIL

The members of council for 2009/2010 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council.

The following owners were nominated for council for 2010/2011:

Brent Belsher	Unit # 202
Brenda Lee Brown	Unit # 604
Jenny Ashton	Unit #1505
Rodney Legrow	Unit # 204
George Affleck	Unit # 208
Rob McDowell	Unit # 207
Nicholas Najda	Unit #1910 NR

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

There being no further business, the Annual General Meeting was adjourned at 8:50 p.m. The newly-elected council will hold their first council Monday, April 5, 2010 at 7:00 p.m.



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BP/am

