MARTELLO
Trusted Real Estate Advisors

CAPILANO RIDGE - STRATA CORPORATION BCS 130
MINUTES OF THE ANNUAL GENERAL MEETING – JOINT SECTION

HELD : **Tuesday, June 26, 2018**

TIME : **REGISTRATION: 6:25 P.M.**
MEETING: 6:45 P.M.

PLACE : **Maple Room, New Delbrook Recreation Centre**

1. **CALL TO ORDER AND INTRODUCTION:**
The incumbent Council Treasurer, Lauren Fraser, called the meeting to order at 6:45pm. Property Manager, Heidi Shortreed, was the chairperson, while Lauren assisted in facilitating the Annual General Meeting.

2. **REGISTRATION, CERTIFICATION OF PROXIES:**
There were thirty-four (34) eligible voters for the joint section, twenty (20) in person and fourteen (14) represented by proxy. The required quorum as per the requirements of the Strata Property Act was met; therefore, the meeting proceeded with the business at hand.

3. **FILING PROOF OF NOTICE OF MEETING:**
A **MOTION** was duly called. It was moved, seconded and **CARRIED,** to the filing of proof of Notice of the Annual General Meeting that was mailed on June 5, 2018 via Canada Post, and emailed to Owners who had provided email notification consent. Delivery times were deemed to be in accordance with the requirements of the *Strata Property Act.*

4. **ADOPTION OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD ON JUNE 13, 2017:**
A **MOTION** was duly called to adopt the Minutes of the Annual General Meeting, held on June 13, 2017, as previously circulated. It was moved, seconded and **CARRIED** by the Joint Section**.**

5. **INSURANCE REVIEW:**
Heidi Shortreed of Martello Property Services Inc. reviewed the insurance coverage and requested owners review the policy, which was attached to the Notice of Meeting.

The Strata Corporation's insurance coverage does not include any betterments and improvements within the strata lot. These must be covered by the homeowner's insurance policy.

Owners were advised to address their personal home owner insurance in relation to coverage of the Strata Corporation's water loss deductible. In the event of an insurance claim on the strata's policy (ie: damage amount that exceeds the Strata's Water Loss deductible amount, currently at $5,000), caused by an Owner, the Strata Corporation's insurance deductible may be charged back to the unit owner. The Owner can obtain coverage for the strata's deductible amount. If the water loss damage is below the strata's deductible amount, no claim will be filed, and the resultant owner will be required to pay out of pocket, or file a claim under their personal insurance. Under the Bylaws, all owners are required to Repair and Maintain their strata lots, no matter the cause.

Owners were advised to ensure that their homeowner's policy covers "out of pocket expenses" in case owners, or their tenants, have to vacate the unit for repairs. Landlords should also obtain "loss of income" insurance.

Also, owners were reminded that all vehicles in the parkade must have up to date insurance, or at the very least, storage insurance if the vehicle is not currently being used.

Finally, owners were advised that the Strata Corporation carries earthquake insurance, which will cover the cost to repair or rebuild the building. The Strata Corporation must, however, pay a deductible – that deductible is 5% of the building's insured value. This deductible would be paid for by way of a special assessment from the owners. Therefore, it is recommended that owners obtain their own insurance to cover their portion of the deductible. Owners should review this with their insurance broker to ensure that they have adequate insurance to cover their portion of the deductible.

6. EXECUTIVE COUNCIL REPORT - JOINT:

The following is a list of items that were completed for the Joint Section:

Joint Section Highlights

- The sprinkler issue at the northeast corner of the complex was investigated. The system was plugged and old parts were replaced.
- The sprinkler heads, nozzle, nozzle rotator and the PVC fittings of the irrigation system were replaced. Risers with pop-ups were also replaced to protect them from vandalism.
- All common areas, driveways and balcony flashes were power washed.
- A small retainer wall was repaired.
- Visitor parking stall lines and handicap symbols were painted.
- As you are aware, depreciation reports must be renewed every three years**.** The depreciation report helps strata lot Owners to protect their homes and investments and provides valuable information to prospective purchasers, mortgage and insurance providers.
  The depreciation report for Capilano Ridge is in progress. The Council brought RDH back last year and provided all the necessary information, updates, and documents they needed to render their report. The Council received their draft report, flagged errors/omissions and sent it back to RDH to be finalized. The final report will be reviewed by the Council and posted when finalized.
- The Council met with Burly Boys for property trees inspection. An estimate was received and necessary permits were obtained. The work is budgeted for and will be completed soon.
- The south catch basin was cleaned.
- 80 bags of salt were purchased for winter season.
- The complex insurance appraisal for $22,552,000 was completed by Normac.
- New timer (with automatic time change) for garden/property lights was installed.
- A new light fixture at the gate to the complex was installed.
- The Council requested, reviewed and compared two quotes for the complex insurance and chose the best coverage.
- The annual fire and safety inspection of the hydrants were completed.
- For both TELUS and Shaw, the connecting boxes to townhouses were found and are shown on the plans in the strata files.

Upcoming Projects

- RDH depreciation report update will be reviewed, finalized, and posted.
- The property management agreements with Martello will come up for renewal in December 2018 and the Council will review the new agreements and the new fee structure taking effect as of January 1, 2019.

7. FINANCIAL STATEMENT REVIEW: YEAR-END APRIL 30, 2018:

A review of the year-end financial statements was conducted with the Owners. The Property Manager explained that the Joint Section ended the year with an operating surplus of $4,528.17, and will be proposing that surplus be used to reduce next year's Joint Strata fees - see Item #8.

8. RESOLUTION #1: MAJORITY VOTE - USE OF OPERATING SURPLUS – JOINT SECTION

WHEREAS Section 105(1) of the *Strata Property Act* requires that, unless otherwise approved by ¾ vote resolution of the Owners, if there is an operating fund surplus at the fiscal year end of the Strata Corporation it must (a) be transferred to the contingency reserve fund; or (b) carried forward as part of the operating fund, as a surplus; or (c) used to reduce the total contribution to the next fiscal year's operating fund;

AND WHEREAS, it has been determined that the Strata Corporation will have an operating fund surplus in the 2017/2018 fiscal year, and the Strata Council is of the opinion that the best use for that surplus is to c): use the surplus amount of $4,528.17 to reduce the total contribution to the next fiscal year's operating fund.

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan BCS 130, that the operating fund surplus amount of $4,528.17 be so used.

The vote was recorded as follows:	In Favour	- 34
	Opposed	- 0
	Abstain	- 0

Resolution #1 CARRIED (UNANIMOUSLY)

9. RESOLUTION #2 - MAJORITY VOTE – 2018-2019 OPERATING BUDGET

WHEREAS, as per the requirements of the Strata Property Act, a new operating budget must be passed after each fiscal year-end, therefore:

BE IT RESOLVED, the Owners, Strata Plan BCS 130, in accordance with Sections 103(1) of the Strata Property Act, hereby approve by majority vote resolution, the proposed operating budget for fiscal period May 1, 2018 to April 30, 2019.

The vote was recorded as follows:	In Favour	- 34
	Opposed	- 0
	Abstain	- 0

Resolution #2 CARRIED (UNANIMOUSLY)

MAINTENANCE FEES EFFECTIVE May 1, 2018– April 30, 2019 (Copy of Maintenance Fee Schedule attached). Owners are reminded that there was an increase in the Joint maintenance fees; a slight decrease to Apartment Section fees, and an increase to the Townhouse Section fees, so the combined overall fees increased.

If you are on Pre-Authorized Debit
The 3-months catch up fees will be included in your August 1, 2018 strata fees. For Owners who pay by post-dated cheque, please send the 3-months catch up fees with your August 1, 2018 to April 1, 2019 cheques.

Please be reminded of the two (2) options in paying your monthly maintenance fees:

POST-DATED CHEQUES – MAINTENANCE FEE PAYMENTS:
Owners may submit post-dated cheques for maintenance fees, made payable to:
Strata Corporation BCS 130 (CAPILANO RIDGE) and forwarded to the offices of Martello Property Services Inc. at Suite 200 -808 West Hastings Street, Vancouver, BC V6C 2X4.

PRE-AUTHORIZED DEBIT OF MAINTENANCE FEES:
If you are not on the automatic withdrawal payment system and wish to use the automatic withdrawal system, you will need to contact the Strata Administrator at Martello Property Services Inc. at 604-681-6544.

10. RESOLUTION #3 – ¾ VOTE - BYLAW AMENDMENT – WINDOW COVERING / BLINDS COLOR BYLAW 11.6(9)

WHEREAS the Owners, Strata Plan BCS 130, 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 BCS 130, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 130, 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 by *amending* Bylaw to read as follows:

CURRENT BYLAW WORDING:

11.6 (9) *A resident must ensure that drapes or blinds visible from the outside of the building are cream or white in color.*

AMENDED BYLAW WORDING:

11.6 (9) *A resident must ensure that drapes or blinds visible from the outside of the building are only cream in color.*

The vote was recorded as follows:

In Favour	- 21
Opposed	- 11
Abstain	- 0

Resolution #3 **DEFEATED (62% ONLY)**

11. RESOLUTION #4 – ¾ VOTE - BYLAW AMENDMENT – VISITOR PARKING BYLAW 11.1

WHEREAS the Owners, Strata Plan BCS 130, 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 BCS 130, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 130, 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 by *amending* Bylaw to read as follows:

CURRENT BYLAW WORDING:

11.1 (1) *Visitor parking is restricted to 14 consecutive days unless an application for extension of time is made in writing to the strata Council. Permission or denial of the application by the strata Council must be in writing.*

(2) *Residents whose visitors contravene bylaw 11.1(1) are subject to a fine of $50.00, enforced by the Property Management Company.*

(3) *If a vehicle remains parked in visitor parking for longer than 14 days it will be subject to removal by a towing company at the direction of the Property Management Company, and all costs associated with such removal will be charged to the Owner of the vehicle.*

AMENDED BYLAW WORDING:

11.1 (1) A visitor may use the visitor parking for no more than 14 days, in whole or in part, during a calendar year unless an application for extension of time is made in writing to the strata Council. Permission or denial of the application by the strata Council must be in writing.

(2) If a vehicle parks in visitor parking in contravention of bylaw 11.1(1), it will be subject to removal by a towing company at the discretion of the Property Management Company, and all costs associated with such removal will be paid by the Owner of the vehicle.

The vote was recorded as follows:	In Favour	- 32
	Opposed	- 2
	Abstain	- 0

Resolution #4 **CARRIED**

12. RESOLUTION #5 – ¾ VOTE - BYLAW AMENDMENT – Pets 2.12 (2)

WHEREAS the Owners, Strata Plan BCS 130, 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 BCS 130, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 130, 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 by *amending* Bylaw to read as follows:

CURRENT BYLAW WORDING:

2.12 (2) A resident must not keep a pet or pets on a strata lot other than one or more of the Following permitted pets (which shall be referred to in these bylaws as "Permitted Pets"):

(a) a reasonable number of fish or other small aquarium animals;
(b) up to a total of 4 small caged animals (animals such as gerbils, hamsters or white rats);
(c) up to a total of 2 caged birds;
(d) any combination of dogs or cats which does not exceed a combined total of 3 animals.

PROPOSED BYLAW WORDING:

2.12 (2) A resident must not keep a pet or pets on a strata lot other than one or more of the following permitted pets (which shall be referred to in these bylaws as "Permitted Pets"):

(a) a reasonable number of fish or other small aquarium animals; limited to one aquarium of maximum size of 25 gallons/94.6 liters;
(b) up to a total of 2 small caged animals (animals such as gerbils, hamsters or white rats);
(c) up to a total of 2 caged birds;
(d) any combination of dogs or cats which does not exceed a combined total of 2 animals;
(e) dogs residing in the Apartment Section are limited to a full-grown chest height of 18 inches or 45.7 cm. Larger dogs exceeding the aforementioned height restrictions, are only permitted in the Townhouse Section;
(f) dogs, as defined under the Certified Guide Dog and Service Dog Act, are permitted;
(g) permitted pets that are living in a strata lot with an Owner ***at the time that the bylaw is passed*** *(i.e. not the date when the bylaw is filed in the Land Title Office) may continue to live in that strata lot. The pets may not be replaced unless the new pet meets the requirements of the pet bylaws.*

Proposed Amendment:
The floor was opened up for discussion. An Amendment was proposed and seconded by an owner, to remove clause (e). The amendment was voted on, and received 31 of 34 votes (91.2%), which allowed the amendment to stand.

Second Proposed Amendment:
After further discussion, a second Amendment was proposed by an owner and seconded, to revise the wording of clause (a). It was requested that the reference to one aquarium be removed, but keep the 25 gallon maximum. This would allow an owner to have a number of smaller aquariums, that add up to a total volume of 25 gallons/94.6 liters. The second Amendment was voted on, and received 28 of 34 votes (82.4%) which allowed the additional amendment to stand as well.

The original Resolution was amended as follows and put to a vote.

2.12 (2) A resident must not keep a pet or pets on a strata lot other than one or more of the following permitted pets (which shall be referred to in these bylaws as "Permitted Pets"):

(a) a reasonable number of fish or other small aquarium animals; limited to a maximum overall containment volume of 25 gallons/94.6 liters;
(b) *up to a total of 2 small caged animals (animals such as gerbils, hamsters or white rats);*
(c) *up to a total of 2 caged birds;*
(d) any combination of dogs or cats which does not exceed a combined total of 2 animals;
(e) ~~clause deleted~~
(f) dogs, as defined under the Certified Guide Dog and Service Dog Act, are permitted;
(g) *permitted pets that are living in a strata lot with an Owner* ***at the time that the bylaw is passed*** *(i.e. not the date when the bylaw is filed in the Land Title Office) may continue to live in that strata lot. The pets may not be replaced unless the new pet meets the requirements of the pet bylaws.*

The vote was recorded as follows:	**In Favour**	**- 31**
	Opposed	- 3
	Abstain	- 0
Resolution #5	**CARRIED (AS AMENDED)**	

13. ELECTION OF NEW EXECUTIVE COUNCIL FOR 2018-2019:

Owners were advised that in accordance with the *Strata Property Act*, the existing Council must resign; however, they were eligible for re-election. The present Owners expressed their appreciation for a job well done by the outgoing Council. The floor was then opened for nominations and volunteers, with the following Owners being nominated or volunteering:

Lauren Fraser	Unit 304	Glyn Wide	Unit 307
Sharon Drudian	Unit 102	Joanne Egerton	Unit 305
Simon James	Unit 3143	Philip Haddad	Unit 3123
Tom Van Walleghem	Unit 3133		

A vote was held and it was moved, seconded and **CARRIED UNANIMOUSLY** to elect these Owners as the Council of Joint Section for the new fiscal year.

14. NEW BUSINESS DISCUSSION:

a) A council member provided an update on the stairs leading down to the Capilano River. Due to the deteriorated state of repair, Metro Vancouver has decided to remove them.

At this time Council is waiting for Metro Vancouver to provide further details and confirmation of their plan of action, including timelines for the work to be completed.

15. ADJOURNMENT:

There being no further business, a motion was duly called. It was moved and seconded to adjourn the meeting at 7:41 p.m.

MINUTES PREPARED BY:

Heidi Shortreed
Portfolio Manager
Direct Line: 604-661-9158
heidi.shortreed@martello-tra.com
Office and 24/7 Emergency: 604-681-6544

MARTELLO PROPERTY SERVICES INC.
Managing Agents for BCS 130 CAPILANO RIDGE

The next Strata Council Meeting has been scheduled for:
5:45 p.m. on Monday August 27, 2018

YOUR CURRENT MEETING MINUTES ARE AVAILABLE
FREE OF CHARGE FOR 90 DAYS FROM THE DATE OF UPLOAD.

TO ACCESS MINUTES:

LOG IN TO POWER STRATA: https://pms.powerstrata.com/

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ALL MEETING MINUTES AFTER THE 90-DAY PERIOD AND OTHER PAST DOCUMENTS ARE AVAILABLE FOR PURCHASE AT A COST OF $0.25 (PLUS GST) PER PAGE

TO ORDER DOCUMENTS AND FORMS:

LOG IN TO POWER STRATA: https://pms.powerstrata.com/

➔ Enter USERNAME and PASSWORD (you created)
➔ CLICK DOCUMENT
➔ SHOW ME THE CATALOGUE
➔ CHOOSE THE DOCUMENTS TO PURCHASE

For circulation to all Owners of Strata Plan BCS 130.
These Annual General Meeting minutes have been reviewed and approved by the Council.

Approved Annual Operating Budget (Joint)			
May 1, 2018 to April 30, 2019			
	APPROVED 2017-2018	**ACTUAL Year-End Apr 30, 2018**	**APPROVED 2018-2019**
			3.28%
Revenue			
Strata Fees	$ 91,396.00	$ 91,395.96	$ 94,390.83
Special Assessment			
NSF Fees		$ -	
Late Charges			
Direct Recovery			
Miscellaneous		$ -	
Interest Income		$ 300.77	
Funding from Prior Year Surplus			$ 4,528.17
Total Revenue	**$ 91,396.00**	**$ 91,696.73**	**$ 98,919.00**
Operating Expenses			
Janitorial Contract	$ -		
Window Cleaning	$ -		
Garbage Removal	$ -		
Building Cleaning	$ -		
Gutter Cleaning	$ -		
Power Washing	$ 800.00	$ 797.30	$ 800.00
Dryer vent cleaning	$ -		
Elevator Maintenance	$ -		
Elevator License/Inspect	$ -		
HVAC Servicing	$ -		
Building Maintenance	$ -		
Fire and Life Safety	$ 350.00	$ 311.85	$ 350.00
Alarm Monitoring	$ 320.00	$ 314.36	$ 320.00
Garage Doors	$ -		
Lighting	$ -		
General	$ 1,200.00	$ 448.73	$ 1,500.00
Drainage	$ -	$ 367.50	$ 1,200.00
Flooring/Carpeting	$ -		
Enterphone/Intercom	$ -		
Roof	$ -		
Electricity	$ 2,500.00	$ 2,557.14	$ 2,500.00
Gas	$ -		

	APPROVED 2017-2018	ACTUAL Year-End Apr 30, 2018	APPROVED 2018-2019
Irrigation System Maintenance	$ 800.00	$ 1,462.19	$ 1,400.00
Landscaping Contract	$ 20,000.00	$ 19,034.92	$ 20,000.00
Landscape Upgrades	$ 2,000.00	$ 541.67	$ 1,500.00
Tree Pruning			$ 3,900.00
Pest Control	$ -		
Snow Removal	$ 2,500.00	$ 2,635.33	$ 3,000.00
Workers Compensation	$ -		
Management Fees	$ 13,100.00	$ 13,823.52	$ 13,900.00
Professional Fees	$ 1,400.00	$ 726.50	$ 1,400.00
Postage	$ 1,100.00	$ 575.34	$ 1,100.00
Courier	$ -	$ 2.44	
Website Expenses	$ 400.00	$ -	$ 400.00
Photocopier	$ 3,500.00	$ 2,168.51	$ 2,200.00
Bank Service Charges	$ 310.00	$ 287.02	$ 310.00
General Meeting Expenses	$ 116.00	$ 263.22	$ 116.00
Sundry Operating Expenses		$ 150.00	$ -
Direct Recovery	$ -		
Building Insurance	$ 38,000.00	$ 37,701.02	$ 41,023.00
Contingency Reserve Fund	$ 3,000.00	$ 3,000.00	$ 2,000.00
Total Expenses	**$ 91,396.00**	**$ 87,168.56**	**$ 98,919.00**
Surplus/(Deficit)	**$ -**	**$ 4,528.17**	**$ -**

CAPILANO RIDGE - BCS 130

2018-2019 APPROVED SCHEDULE OF STRATA FEES

May 1, 2018 to April 30, 2019

Unit	U/E	Operating Joint	Operating Apartments	Operating Townhouses	CRF -JOINT	CRF - Apt	CRF - Thse	Total Fee	Prev. Year	Change	3 mos. Adj	EFT for August 2018
101	109	$ 118.97	$ 257.42	$ -	$ 2.58	$ 50.45	$ -	$ 429.42	$ 429.43	$ (0.01)	$ (0.03)	$ 429.39
102	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
103	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
104	107	$ 116.79	$ 252.69	$ -	$ 2.53	$ 49.52	$ -	$ 421.53	$ 421.54	$ (0.01)	$ (0.03)	$ 421.50
105	107	$ 116.79	$ 252.69	$ -	$ 2.53	$ 49.52	$ -	$ 421.53	$ 421.54	$ (0.01)	$ (0.03)	$ 421.50
106	107	$ 116.79	$ 252.69	$ -	$ 2.53	$ 49.52	$ -	$ 421.53	$ 421.54	$ (0.01)	$ (0.03)	$ 421.50
107	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
108	107	$ 116.79	$ 252.69	$ -	$ 2.53	$ 49.52	$ -	$ 421.53	$ 421.54	$ (0.01)	$ (0.03)	$ 421.50
109	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
110	121	$ 132.07	$ 285.76	$ -	$ 2.86	$ 56.00	$ -	$ 476.69	$ 476.70	$ (0.01)	$ (0.03)	$ 476.66
111	119	$ 129.89	$ 281.03	$ -	$ 2.81	$ 55.08	$ -	$ 468.81	$ 468.82	$ (0.01)	$ (0.03)	$ 468.78
201	109	$ 118.97	$ 257.42	$ -	$ 2.58	$ 50.45	$ -	$ 429.42	$ 429.43	$ (0.01)	$ (0.03)	$ 429.39
202	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
203	126	$ 137.53	$ 297.56	$ -	$ 2.98	$ 58.32	$ -	$ 496.39	$ 496.40	$ (0.01)	$ (0.03)	$ 496.36
204	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
205	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
206	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
207	126	$ 137.53	$ 297.56	$ -	$ 2.98	$ 58.32	$ -	$ 496.39	$ 496.40	$ (0.01)	$ (0.03)	$ 496.36
208	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
209	126	$ 137.53	$ 297.56	$ -	$ 2.98	$ 58.32	$ -	$ 496.39	$ 496.40	$ (0.01)	$ (0.03)	$ 496.36
210	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
211	119	$ 129.89	$ 281.03	$ -	$ 2.81	$ 55.08	$ -	$ 468.81	$ 468.82	$ (0.01)	$ (0.03)	$ 468.78
301	109	$ 118.97	$ 257.42	$ -	$ 2.58	$ 50.45	$ -	$ 429.42	$ 429.43	$ (0.01)	$ (0.03)	$ 429.39
302	107	$ 116.79	$ 252.69	$ -	$ 2.53	$ 49.52	$ -	$ 421.53	$ 421.54	$ (0.01)	$ (0.03)	$ 421.50
303	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
304	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
305	126	$ 137.53	$ 297.56	$ -	$ 2.98	$ 58.32	$ -	$ 496.39	$ 496.40	$ (0.01)	$ (0.03)	$ 496.36
306	108	$ 117.88	$ 255.05	$ -	$ 2.55	$ 49.99	$ -	$ 425.47	$ 425.48	$ (0.01)	$ (0.03)	$ 425.44
307	126	$ 137.53	$ 297.56	$ -	$ 2.98	$ 58.32	$ -	$ 496.39	$ 496.40	$ (0.01)	$ (0.03)	$ 496.36
308	125	$ 136.43	$ 295.20	$ -	$ 2.95	$ 57.85	$ -	$ 492.43	$ 492.45	$ (0.02)	$ (0.06)	$ 492.37
309	119	$ 129.89	$ 281.03	$ -	$ 2.81	$ 55.08	$ -	$ 468.81	$ 468.82	$ (0.01)	$ (0.03)	$ 468.78
3115	206	$ 224.84	$ -	$ 154.20	$ 4.87	$ -	$ 54.69	$ 438.60	$ 422.76	$ 15.84	$ 47.52	486.12
3117	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42

CAPILANO RIDGE - BCS 130

2018-2019 APPROVED SCHEDULE OF STRATA FEES

May 1, 2018 to April 30, 2019

Unit	U/E	Operating Joint	Operating Apartments	Operating Townhouses	CRF -JOINT	CRF - Apt	CRF - Thse	Total Fee	Prev. Year	Change	3 mos. Adj	EFT for August 2018
3119	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42
3121	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42
3123	127	$ 138.62	$ -	$ 95.06	$ 3.00	$ -	$ 33.71	$ 270.39	$ 260.62	$ 9.77	$ 29.31	299.7
3127	222	$ 242.31	$ -	$ 166.17	$ 5.25	$ -	$ 58.93	$ 472.66	$ 455.59	$ 17.07	$ 51.21	523.87
3129	233	$ 254.31	$ -	$ 174.41	$ 5.51	$ -	$ 61.85	$ 496.08	$ 478.17	$ 17.91	$ 53.73	549.81
3131	233	$ 254.31	$ -	$ 174.41	$ 5.51	$ -	$ 61.85	$ 496.08	$ 478.17	$ 17.91	$ 53.73	549.81
3133	232	$ 253.22	$ -	$ 173.66	$ 5.48	$ -	$ 61.59	$ 493.95	$ 476.11	$ 17.84	$ 53.52	547.47
3135	139	$ 151.71	$ -	$ 104.05	$ 3.28	$ -	$ 36.90	$ 295.94	$ 285.26	$ 10.68	$ 32.04	327.98
3137	141	$ 153.90	$ -	$ 105.54	$ 3.33	$ -	$ 37.43	$ 300.20	$ 289.36	$ 10.84	$ 32.52	332.72
3139	222	$ 242.31	$ -	$ 166.17	$ 5.25	$ -	$ 58.93	$ 472.66	$ 455.59	$ 17.07	$ 51.21	523.87
3141	295	$ 321.98	$ -	$ 220.82	$ 6.97	$ -	$ 78.31	$ 628.08	$ 605.41	$ 22.67	$ 68.01	696.09
3143	296	$ 323.08	$ -	$ 221.57	$ 6.99	$ -	$ 78.58	$ 630.22	$ 607.46	$ 22.76	$ 68.28	698.5
3145	127	$ 138.62	$ -	$ 95.06	$ 3.00	$ -	$ 33.71	$ 270.39	$ 260.62	$ 9.77	$ 29.31	299.7
3147	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42
3149	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42
3151	129	$ 140.80	$ -	$ 96.56	$ 3.05	$ -	$ 34.25	$ 274.66	$ 264.74	$ 9.92	$ 29.76	304.42
3153	206	$ 224.84	$ -	$ 154.20	$ 4.87	$ -	$ 54.69	$ 438.60	$ 422.76	$ 15.84	$ 47.52	486.12
Totals	**7054**	**$ 7,699.27**	**$ 8,504.11**	**$ 2,584.68**	**$ 166.69**	**$ 1,666.67**	**$ 916.67**	**$ 21,538.09**	**$ 21,272.98**	**$ 265.11**	**$ 795.33**	**$ 22,333.42**
Annual	7054	$92,391.24	$ 102,049.32	$ 31,016.16	$ 2,000.28	$ 20,000.04	$ 11,000.04	$ 258,457.08	$ 255,275.76	$ 3,181.32		