

**ANNUAL GENERAL MEETING MINUTES**

**TUESDAY, DECEMBER 3, 2013**

**DISTRICT CROSSING - STRATA PLAN BCS 4175**

**LOCATION:**

6:30p.m.  
Amenity Room - 2<sup>nd</sup> Floor  
1679 Lloyd Ave.  
North Vancouver, B.C.

**STRATA COUNCIL  
2013/2014**

Jane Dennison  
Franz Schmitt  
Elsa Nohlen  
David Dickinson  
Tadashi Kubota

**STRATA MANAGER**

Laszlo Antal  
Direct Phone: (604) 501-8773  
E-Mail: lantal@baywest.ca  
Fax: (604) 592-3646

**ACCOUNTING**

Direct: 1.877.592.3647  
E-Mail: PAC@baywest.ca

**BAYWEST MANAGEMENT**  
301 – 1195 West Broadway  
Vancouver, B.C. V6H 3X5

**24-HOUR SERVICE:**

**Phone: (604) 257-0325**

**ATTENDANCE:**

27 strata lots registered and represented in person  
17 strata lots registered and represented by proxy

Laszlo Antal, Strata Manager, Baywest Management Corporation  
Fernanda Mendo, Strata Manager, Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order at 6:40 p.m. by Laszlo Antal, Strata Manager, who welcomed the Owners and introduced the Strata Council and the new Strata Manager of District Crossing, Fernanda Mendo. The Strata Council requested that the Strata Manager, chair the meeting and as there was no objection from the Owners the Strata Manager continued to chair the meeting

**(2) CALLING THE ROLL/CERTIFICATION OF PROXIES**

Prior to the start of this evening's meeting, the roll was called and all proxies were certified. In accordance with the requirements of the Strata Property Act, a quorum, which consists of 1/3 of the Owners in good standing, must be present in person or by proxy in order for the meeting to be competent to proceed.

The Strata Manager reported there were a total of 129 units of which 129 were in good standing and the quorum for the meeting was therefore 43. At registration 44 strata lots were represented; 27 in person and 17 via proxy. The quorum requirement was met and the meeting was deemed competent to proceed.

It was also advised that a simple majority vote was required to pass the proposed budget and to elect Council members and a ¾ vote is required to pass the proposed ¾ Vote Resolutions.

**(3) PROOF OF NOTICE OF MEETING**

The Strata Property Act requires adequate proof of notice be given to all Owners by having notices delivered to their last-known address at least two weeks prior to the start of the meeting, indicating the date, time, place and items to be discussed. Notices were mailed to all Owners on November 8, 2013. Notices contained the Notice of Meeting, Agenda, Insurance Summary, Three (3) ¾ Vote Resolutions, Proposed Budget, fee schedule and a Proxy form. It was then **MOVED – 7507** to approve the Notice of the meeting as distributed. **SECONDED – 9507.**

**CARRIED**

(4) **ADOPTION OF AGENDA**

It was MOVED – 3408 to adopt the Agenda as presented. SECONDED – 9512.

**CARRIED**

(5) **ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

It was MOVED – 9202 to adopt the AGM Minutes of December 3, 2012 as distributed. SECONDED – 7210. **CARRIED**

(6) **REPORT FROM THE STRATA COUNCIL**

Elsa Nohlen, Council President, provided the following report to the Owners present:

“Welcome !

Your Council met regularly this past year and our focus centered around the general running of the complex; two year warranty review matters and resolving common area issues as they arose and/or those brought to our attention by owners/residents.

Problems identified as a result of the warranty review were generally maintenance items which have been or will be attended to by our handyman or an applicable contractor (as in the case of the drainage problem behind the amenity room and gym area). However, your Council and the property manager definitely consider some of the items to be warranty items and applications regarding those are in the process of being submitted to Travelers Guarantee Company pursuant to the Home Warranty Policy. As those of you who ride bicycles no doubt have noticed, the second bicycle storage room was opened during the last year. I am also happy to report that we now really believe the “teething” problems with our FOB entry/security system and parkade gate timing have been resolved.

By changing certain locks, security has been improved while also ensuring access to all buildings, floors and the parkade for emergency purposes by the fire department, our concierge and Council in case of a power failure, system breakdown or other emergency in the future.

We have always been able get out but now we can also easily get back in! Hopefully this will seldom if at all be necessary going forward!!!

On the subject of the parkade gates, especially the gate to the residential parkade, we continue to have problems with residents damaging this gate while driving through. The resulting repairs are expensive and we urge all residents of District Crossing to be very vigilant when passing through this gate. Should anybody notice damage actually happening please note down the car type, colour and license plate number and forward this information to Baywest. I have during 25 years of condominium living never before experienced instances of residents actually driving into parkade gates and find this both dismaying and amazing.

It is unfair for the cost of the repairs to be passed on to the rest of the residents through our maintenance budget.

Of the 129 units 89 are owner occupied and the ratio of owner occupied to rental units is pretty much 70/30;

We have ensured that our spending this past year was within the approved 2012/2013 budget and I am pleased to report that the proposed 2013/2014 budget does not contain any strata fee increases. To protect our investment and continue to have this buildings looking and feeling clean and beautiful it is our collective responsibility. To that end we must ensure that as pet owners we clean up after our pets and keep them on the leash at all times in the common areas; as bike riders we do not ride/walk our bikes in the lobby or corridors but rather in the storage area; and we must remember that corridors , parkade, locker rooms, bike storage rooms and garbage room are not damp/storage areas for our unwanted furniture, pots and pans or any other items.

An additional note concerning the garbage room; please make an even better effort to sort your garbage into the appropriate bins and ensure no cardboard boxes are left on top of the bins or anywhere else in the room. They must be flattened and inserted into the bins or we run the risk of the bins not being picked up and fines being levied against the strata corporation and added to our maintenance costs.

Serving on the council of a fairly new and large strata complex has turned out to be quite the challenge, and I would like to take this opportunity to thank Council for their attention and dedication to all the work and challenges this past year – David Dickinson, Jane Dennison, Franz Schmitt, Greg Parfitt and Tadashi Kubota; you have been an exceptionally great and effective council to work with. I would also like to thank our strata manager Laszlo Antal for his good humor, excellent guidance and sound advice during the first couple of years of District Crossing's existence. As we are no longer a "brand new" development District Crossing will be leaving his portfolio. We are very sorry to say goodbye to Laszlo but trust he will ensure we are provided with an excellent replacement! Last but not least, we also wish to thank Honnerly Ann Caliguiran and then Mellany Pascual, our incomparable concierge, as well as the other Bar-El Building Maintenance employees who take care of our complex, for their excellent work.

Thank you!"

#### **(7) ANNUAL INSURANCE REPORT**

Each Owner was provided with insurance information as part of the Notice of Annual General Meeting package. This summary sets out the coverage and deductibles the Strata Corporation currently holds on the property. The Strata Manager highlighted features of the insurance policy which included:

All property coverage for \$20,234,000

Liability coverage at \$10,000,000

Directors and officers liability at \$5,000,000

Deductibles: All Risks - \$5,000; Water/Sewer - \$10,000

#### **THE IMPORTANCE OF UNIT OWNER'S PERSONAL INSURANCE**

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- **Personal Property:** in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses:** this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out. **Betterments & Improvements:** many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- **Strata Deductible Assessment:** more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable for this significant assessment to be made, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners' personal policies cover this risk to a specific limit; owners need to make sure they are fully insured.
- **Personal Liability:** at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury.

**NOTE:** each unit owner has specific insurance requirements which we suggest should be discussed with an insurance broker to ensure the right protection is in place.

**(8) PROPOSED ¾ VOTE RESOLUTIONS**

**¾ VOTE RESOLUTION "A" – DEPRECIATION REPORT**

"Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS4175, *District Crossing*, that the amount of \$6,000 (six thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of hiring a qualified company to conduct the "Depreciation Report" for the Strata Corporation. The levy will be apportioned to each strata lot on the basis of unit entitlement as noted in the "**Levy A**" schedule (attached). This Special Levy is due and payable immediately upon passage of this Special Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. Costs include applicable taxes, contingency, and Baywest administration fees as per the Agency Agreement Schedules. If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council."

It was **MOVED** – 34078 to place ¾ Vote Resolution "A" on the floor for discussion. **SECONDED** – 3303.

Questions from the floor were posed and answered following which the Owners were asked to vote on the proposed Resolution "A", by using their voting cards. The vote resulted in 42 in favour, 2 opposed and 0 abstentions.

**CARRIED**

**Resolution "B", to "Opt out of Depreciation Report", was not considered since Resolution "A" passed.**

**¾ VOTE RESOLUTION "C" – PAINTING COMMON AREA WALLS**

"Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS4175, *District Crossing*, that the amount of \$28,000 (twenty eight thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of hiring a qualified company to repair and repaint common area walls, where needed. The levy will be apportioned to each strata lot on the basis of unit entitlement as noted in the

“Levy C” schedule (attached). This Special Levy is due and payable immediately upon passage of this Special Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. Costs include applicable taxes, contingency, and Baywest administration fees as per the Agency Agreement Schedules. If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council.”

It was MOVED – 3408 to place  $\frac{3}{4}$  Vote Resolution “C” on the floor for discussion. SECONDED – 9512.

Questions from the floor were posed and answered following which the Owners were asked to vote on the proposed Resolution “C”, by using their voting cards. The vote resulted in 42 in favour, 2 opposed and 0 abstentions. **CARRIED**

#### **(9) CONSIDERATION OF 2013/2014 OPERATING BUDGETS**

The Strata Manager explained to the Owners that there is no proposed Strata Fee increase and the current fiscal year will be closed with a projected surplus. This surplus amount will remain in the Strata Corporation’s operating bank account as retained earnings and will not be transferred into the Contingency Reserve Fund.

It was MOVED – 9512 to adopt the 2013/2014 Budget as presented. SECONDED – 9501. Questions were posed and answered. A vote was called to adopt the proposed budget for the fiscal year 2013/2014. There were 44 in favour, 0 opposed and 0 abstentions. The motion was **CARRIED**

**STRATA FEES:** The new budget takes effect retroactively from November 1, 2013. Please find attached a copy of the approved budget and listing of Strata Fees for each strata lot. Please note there is no increase in Strata Fees for the new fiscal year 2013/2014.

#### **One of the easiest ways to pay Strata Fees and Special Levies is through On-Line Banking.**

Owners making payment by way of post-dated cheques are encouraged to send a new series of cheques to the management company. Cheques must be dated for the 1st of each month and made payable to “BCS4175”. The adopted Strata Fees are effective from November 1, 2013 and all fees are due and payable on the first day of each and every month.

Those Owners currently not on the preauthorized chequing program, but who may wish to have their fees withdrawn automatically can contact Baywest accounting at: 1.877.592.3647 or email: [PAC@baywest.ca](mailto:PAC@baywest.ca). A pre-authorized form is also attached to this set of Minutes for your use (return completed form with a “Void” cheque!).

Please note for the approved special levies Owners on a pre-authorized payment plan will have to send an email authorization to [PAC@baywest.ca](mailto:PAC@baywest.ca) and the accounting department can then withdraw the special levy amount from the Owners’ bank accounts.

#### **(10) ELECTION OF STRATA COUNCIL MEMBERS**

The following owners volunteered to hold Strata Council office for the 2013/2014 fiscal year:

*Jane Dennison  
Franz Schmitt  
Elsa Nohlen  
David Dickinson  
Tadashi Kubota*

Volunteers/nominations were called from the floor on three of occasions and as no further volunteers/nominations came forward the nominations were closed. The Owners voted unanimously in favour of each nominee.

Council positions will be determined at the first Council Meeting (date to be announced).

**(11) GENERAL DISCUSSION AND QUESTIONS**

During the general discussion and question period the following issues were raised:

ELEVATOR FLOOR MATTS – One Owner suggested the use of an elevator matt for moves to provide better protection for the elevators. Council will discuss it at their next Council Meeting.

WALL AND CEILING REPAIRS - Common area wall and ceiling cracks, due to settlement and shrinkage, will be part of routine maintenance and the Strata's handyman was already hired to carry out the repairs.

**(12) TERMINATION**

There being no further business the meeting was terminated at 7:40 p.m..

Laszlo Antal  
Strata Manager

**Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years.**

**District Crossing**  
**Strata Plan - BCS4175**  
**ADOPTED BUDGET - November 1, 2013 to October 31, 2014**

Account	Account Name	2013-2014 Adopted Budget
<b>RECEIPTS / REVENUE</b>		
5010-0000	Amenities Rental	0.00
5035-0000	Bylaw Penalties	0.00
5285-0000	Interest Income	0.00
5290-0000	Fobs/Keys/Remotes	0.00
5300-0000	Late Payment Interest	0.00
5310-0000	Late Payment Penalty	0.00
5385-0000	MoveIn/Out Fee	0.00
5410-0000	Other Income	0.00
5456-0050	Recovery - Hot Water	20,000.00
5500-0000	Owners' Contributions	363,156.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 383,156.00</b>
<b>EXPENSES &amp; RESERVES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
6004-0000	Statutory Review of Trust Accounts	400.00
6008-0000	Additional Services	500.00
6028-0000	Bank Charges	310.00
6068-0000	Miscellaneous	600.00
6078-0000	Insurance Deductibles / Claims	5,000.00
6080-0000	Insurance Premium	48,000.00
6086-0000	Keys / Fobs /Remotes	500.00
6088-0000	Legal Fees	500.00
6098-0000	Management Fees	32,940.00
6128-0000	Postage/Copies/Office Exp.	3,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>91,750.00</b>
<b>UTILITIES</b>		
6308-0000	Electricity	35,000.00
6316-0000	Gas	30,000.00
<b>TOTAL UTILITIES</b>		<b>65,000.00</b>
<b>CONTRACT / BLDG EXPENSES</b>		
7002-0000	Alarm Monitoring	2,200.00
7030-0000	Concierge/Janitorial	70,200.00
7048-0000	Elevator & License	9,000.00
7054-0000	Emergency Generator	500.00
7060-0000	Enterphone-Leasing	27,000.00
7069-0000	Fire Protection	4,820.00
7076-0000	Garage Door	2,000.00
7080-0000	Garbage Collection	11,000.00
7100-0000	Landscaping	11,964.00
7126-0000	Mechanical	10,000.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>148,684.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>		
7660-0000	Repairs & Maintenance	16,000.00
7680-0000	Gutter Cleaning	3,700.00
7702-0000	Irrigation	805.00
7848-0000	Snow Removal	1,000.00
7882-0000	Supplies	5,700.00
7912-0000	Window Cleaning	4,000.00

**District Crossing**  
**Strata Plan - BCS4175**  
**ADOPTED BUDGET - November 1, 2013 to October 31, 2014**

Account	Account Name	2013-2014 Adopted Budget
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<u>31,205.00</u>
	<b>RECREATION FACILITIES EXPENSES</b>	
8504-0000	Cablevision	1,472.00
8515-0000	Fitness Equipment Lease	7,600.00
8516-0000	Exercise Equipment	1,500.00
	<b>TOTAL RECREATION FACILITIES EXPENSES</b>	<u>10,572.00</u>
	<b>TOTAL OPERATING EXPENSES</b>	<u>347,211.00</u>
	<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>	
8920-0000	Contingency Reserve Fund	35,945.00
	<b>TOTAL RESERVE FUNDS</b>	<u>35,945.00</u>
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<u>383,156.00</u>
	<b>SURPLUS / (DEFICIT)</b>	<u><u>-</u></u>



**BCS4175 - District Crossing**  
**Adopted Strata Fees**  
**For the Year November 1, 2013 to October 31,**  
**2014**

Unit#	SL#	U/E	Operating Portion	CRF Portion	Adopted Strata Fees
3201	1	57	\$167.14	\$18.36	\$185.50
3202	2	70	\$205.26	\$22.55	\$227.81
3203	3	70	\$205.26	\$22.55	\$227.81
3204	4	96	\$281.50	\$30.92	\$312.43
3205	5	94	\$275.64	\$30.28	\$305.92
3206	6	64	\$187.67	\$20.62	\$208.28
3207	7	86	\$252.18	\$27.70	\$279.88
3208	8	65	\$190.60	\$20.94	\$211.54
3301	9	57	\$167.14	\$18.36	\$185.50
3302	10	70	\$205.26	\$22.55	\$227.81
3303	11	70	\$205.26	\$22.55	\$227.81
3304	12	88	\$258.04	\$28.35	\$286.39
3305	13	90	\$263.91	\$28.99	\$292.90
3306	14	106	\$310.83	\$34.14	\$344.97
3307	15	94	\$275.64	\$30.28	\$305.92
3308	16	64	\$187.67	\$20.62	\$208.28
3309	17	86	\$252.18	\$27.70	\$279.88
3310	18	65	\$190.60	\$20.94	\$211.54
3401	19	57	\$167.14	\$18.36	\$185.50
3402	20	70	\$205.26	\$22.55	\$227.81
3403	21	70	\$205.26	\$22.55	\$227.81
3404	22	88	\$258.04	\$28.35	\$286.39
3405	23	90	\$263.91	\$28.99	\$292.90
3406	24	106	\$310.83	\$34.14	\$344.97
3407	25	94	\$275.64	\$30.28	\$305.92
3408	26	64	\$187.67	\$20.62	\$208.28
3409	27	86	\$252.18	\$27.70	\$279.88
3410	28	65	\$190.60	\$20.94	\$211.54
7201	29	62	\$181.80	\$19.97	\$201.78
7202	30	76	\$222.86	\$24.48	\$247.34
7203	31	76	\$222.86	\$24.48	\$247.34
7204	32	84	\$246.31	\$27.06	\$273.37
7205	33	84	\$246.31	\$27.06	\$273.37
7206	34	80	\$234.59	\$25.77	\$260.35
7207	35	63	\$184.74	\$20.29	\$205.03
7208	36	62	\$181.80	\$19.97	\$201.78
7209	37	62	\$181.80	\$19.97	\$201.78
7210	38	62	\$181.80	\$19.97	\$201.78
7211	39	78	\$228.72	\$25.13	\$253.85
7212	40	79	\$231.65	\$25.45	\$257.10
7213	41	73	\$214.06	\$23.51	\$237.57
7214	42	78	\$228.72	\$25.13	\$253.85
7215	43	62	\$181.80	\$19.97	\$201.78
7301	44	62	\$181.80	\$19.97	\$201.78

**BCS4175 - District Crossing**  
**Adopted Strata Fees**  
**For the Year November 1, 2013 to October 31,**  
**2014**

7302	45	76	\$222.86	\$24.48	\$247.34
7303	46	76	\$222.86	\$24.48	\$247.34
7304	47	84	\$246.31	\$27.06	\$273.37
7305	48	84	\$246.31	\$27.06	\$273.37
7306	49	80	\$234.59	\$25.77	\$260.35
7307	50	63	\$184.74	\$20.29	\$205.03
7308	51	62	\$181.80	\$19.97	\$201.78
7309	52	62	\$181.80	\$19.97	\$201.78
7310	53	62	\$181.80	\$19.97	\$201.78
7311	54	78	\$228.72	\$25.13	\$253.85
7312	55	79	\$231.65	\$25.45	\$257.10
7313	56	73	\$214.06	\$23.51	\$237.57
7314	57	78	\$228.72	\$25.13	\$253.85
7315	58	62	\$181.80	\$19.97	\$201.78
7401	59	62	\$181.80	\$19.97	\$201.78
7402	60	76	\$222.86	\$24.48	\$247.34
7403	61	76	\$222.86	\$24.48	\$247.34
7404	62	84	\$246.31	\$27.06	\$273.37
7405	63	84	\$246.31	\$27.06	\$273.37
7406	64	80	\$234.59	\$25.77	\$260.35
7407	65	63	\$184.74	\$20.29	\$205.03
7408	66	62	\$181.80	\$19.97	\$201.78
7409	67	62	\$181.80	\$19.97	\$201.78
7410	68	62	\$181.80	\$19.97	\$201.78
7411	69	78	\$228.72	\$25.13	\$253.85
7412	70	79	\$231.65	\$25.45	\$257.10
7413	71	73	\$214.06	\$23.51	\$237.57
7414	72	78	\$228.72	\$25.13	\$253.85
7415	73	62	\$181.80	\$19.97	\$201.78
7501	74	62	\$181.80	\$19.97	\$201.78
7502	75	76	\$222.86	\$24.48	\$247.34
7503	76	62	\$181.80	\$19.97	\$201.78
7504	77	62	\$181.80	\$19.97	\$201.78
7505	78	62	\$181.80	\$19.97	\$201.78
7506	79	62	\$181.80	\$19.97	\$201.78
7507	80	78	\$228.72	\$25.13	\$253.85
7508	81	79	\$231.65	\$25.45	\$257.10
7509	82	73	\$214.06	\$23.51	\$237.57
7510	83	78	\$228.72	\$25.13	\$253.85
7511	84	62	\$181.80	\$19.97	\$201.78
9201	85	84	\$246.31	\$27.06	\$273.37
9202	86	63	\$184.74	\$20.29	\$205.03
9203	87	55	\$161.28	\$17.72	\$178.99
9204	88	55	\$161.28	\$17.72	\$178.99
9205	89	84	\$246.31	\$27.06	\$273.37
9206	90	83	\$243.38	\$26.74	\$270.12

**BCS4175 - District Crossing**  
**Adopted Strata Fees**  
**For the Year November 1, 2013 to October 31,**  
**2014**

9207	91	78	\$228.72	\$25.13	\$253.85
9208	92	62	\$181.80	\$19.97	\$201.78
9209	93	79	\$231.65	\$25.45	\$257.10
9301	94	84	\$246.31	\$27.06	\$273.37
9302	95	63	\$184.74	\$20.29	\$205.03
9303	96	55	\$161.28	\$17.72	\$178.99
9304	97	63	\$184.74	\$20.29	\$205.03
9305	98	55	\$161.28	\$17.72	\$178.99
9306	99	62	\$181.80	\$19.97	\$201.78
9307	100	55	\$161.28	\$17.72	\$178.99
9308	101	84	\$246.31	\$27.06	\$273.37
9309	102	83	\$243.38	\$26.74	\$270.12
9310	103	78	\$228.72	\$25.13	\$253.85
9311	104	62	\$181.80	\$19.97	\$201.78
9312	105	79	\$231.65	\$25.45	\$257.10
9401	106	84	\$246.31	\$27.06	\$273.37
9402	107	63	\$184.74	\$20.29	\$205.03
9403	108	55	\$161.28	\$17.72	\$178.99
9404	109	63	\$184.74	\$20.29	\$205.03
9405	110	55	\$161.28	\$17.72	\$178.99
9406	111	62	\$181.80	\$19.97	\$201.78
9407	112	55	\$161.28	\$17.72	\$178.99
9408	113	84	\$246.31	\$27.06	\$273.37
9409	114	83	\$243.38	\$26.74	\$270.12
9410	115	79	\$231.65	\$25.45	\$257.10
9411	116	63	\$184.74	\$20.29	\$205.03
9412	117	79	\$231.65	\$25.45	\$257.10
9501	118	84	\$246.31	\$27.06	\$273.37
9502	119	63	\$184.74	\$20.29	\$205.03
9503	120	55	\$161.28	\$17.72	\$178.99
9504	121	63	\$184.74	\$20.29	\$205.03
9505	122	56	\$164.21	\$18.04	\$182.25
9506	123	63	\$184.74	\$20.29	\$205.03
9507	124	55	\$161.28	\$17.72	\$178.99
9508	125	84	\$246.31	\$27.06	\$273.37
9509	126	83	\$243.38	\$26.74	\$270.12
9510	127	79	\$231.65	\$25.45	\$257.10
9511	128	63	\$184.74	\$20.29	\$205.03
9512	129	79	\$231.65	\$25.45	\$257.10

Monthly Total	9,299	\$27,267.58	\$2,995.42	\$30,263.00
Annual Total		x 12 \$327,211.00	x 12 \$35,945.00	x 12 \$363,156.00

**Proposed Special Levy "A"**  
**Deprecation Report**  
**BCS4175 - District Crossing**

		<b>Unit</b>	<b>Adopted</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>Levy "A"</b>
<b>3201</b>	1	57	<b>36.78</b>
<b>3202</b>	2	70	<b>45.17</b>
<b>3203</b>	3	70	<b>45.17</b>
<b>3204</b>	4	96	<b>61.94</b>
<b>3205</b>	5	94	<b>60.65</b>
<b>3206</b>	6	64	<b>41.29</b>
<b>3207</b>	7	86	<b>55.49</b>
<b>3208</b>	8	65	<b>41.94</b>
<b>3301</b>	9	57	<b>36.78</b>
<b>3302</b>	10	70	<b>45.17</b>
<b>3303</b>	11	70	<b>45.17</b>
<b>3304</b>	12	88	<b>56.78</b>
<b>3305</b>	13	90	<b>58.07</b>
<b>3306</b>	14	106	<b>68.39</b>
<b>3307</b>	15	94	<b>60.65</b>
<b>3308</b>	16	64	<b>41.29</b>
<b>3309</b>	17	86	<b>55.49</b>
<b>3310</b>	18	65	<b>41.94</b>
<b>3401</b>	19	57	<b>36.78</b>
<b>3402</b>	20	70	<b>45.17</b>
<b>3403</b>	21	70	<b>45.17</b>
<b>3404</b>	22	88	<b>56.78</b>
<b>3405</b>	23	90	<b>58.07</b>
<b>3406</b>	24	106	<b>68.39</b>
<b>3407</b>	25	94	<b>60.65</b>
<b>3408</b>	26	64	<b>41.29</b>
<b>3409</b>	27	86	<b>55.49</b>
<b>3410</b>	28	65	<b>41.94</b>
<b>7201</b>	29	62	<b>40.00</b>
<b>7202</b>	30	76	<b>49.04</b>
<b>7203</b>	31	76	<b>49.04</b>
<b>7204</b>	32	84	<b>54.20</b>
<b>7205</b>	33	84	<b>54.20</b>
<b>7206</b>	34	80	<b>51.62</b>
<b>7207</b>	35	63	<b>40.65</b>

**Proposed Special Levy "A"**  
**Deprecation Report**  
**BCS4175 - District Crossing**

<b>7208</b>	36	62	<b>40.00</b>
<b>7209</b>	37	62	<b>40.00</b>
<b>7210</b>	38	62	<b>40.00</b>
<b>7211</b>	39	78	<b>50.33</b>
<b>7212</b>	40	79	<b>50.97</b>
<b>7213</b>	41	73	<b>47.10</b>
<b>7214</b>	42	78	<b>50.33</b>
<b>7215</b>	43	62	<b>40.00</b>
<b>7301</b>	44	62	<b>40.00</b>
<b>7302</b>	45	76	<b>49.04</b>
<b>7303</b>	46	76	<b>49.04</b>
<b>7304</b>	47	84	<b>54.20</b>
<b>7305</b>	48	84	<b>54.20</b>
<b>7306</b>	49	80	<b>51.62</b>
<b>7307</b>	50	63	<b>40.65</b>
<b>7308</b>	51	62	<b>40.00</b>
<b>7309</b>	52	62	<b>40.00</b>
<b>7310</b>	53	62	<b>40.00</b>
<b>7311</b>	54	78	<b>50.33</b>
<b>7312</b>	55	79	<b>50.97</b>
<b>7313</b>	56	73	<b>47.10</b>
<b>7314</b>	57	78	<b>50.33</b>
<b>7315</b>	58	62	<b>40.00</b>
<b>7401</b>	59	62	<b>40.00</b>
<b>7402</b>	60	76	<b>49.04</b>
<b>7403</b>	61	76	<b>49.04</b>
<b>7404</b>	62	84	<b>54.20</b>
<b>7405</b>	63	84	<b>54.20</b>
<b>7406</b>	64	80	<b>51.62</b>
<b>7407</b>	65	63	<b>40.65</b>
<b>7408</b>	66	62	<b>40.00</b>
<b>7409</b>	67	62	<b>40.00</b>
<b>7410</b>	68	62	<b>40.00</b>
<b>7411</b>	69	78	<b>50.33</b>
<b>7412</b>	70	79	<b>50.97</b>
<b>7413</b>	71	73	<b>47.10</b>
<b>7414</b>	72	78	<b>50.33</b>
<b>7415</b>	73	62	<b>40.00</b>
<b>7501</b>	74	62	<b>40.00</b>
<b>7502</b>	75	76	<b>49.04</b>
<b>7503</b>	76	62	<b>40.00</b>

**Proposed Special Levy "A"**  
**Deprecation Report**  
**BCS4175 - District Crossing**

<b>7504</b>	77	62	<b>40.00</b>
<b>7505</b>	78	62	<b>40.00</b>
<b>7506</b>	79	62	<b>40.00</b>
<b>7507</b>	80	78	<b>50.33</b>
<b>7508</b>	81	79	<b>50.97</b>
<b>7509</b>	82	73	<b>47.10</b>
<b>7510</b>	83	78	<b>50.33</b>
<b>7511</b>	84	62	<b>40.00</b>
<b>9201</b>	85	84	<b>54.20</b>
<b>9202</b>	86	63	<b>40.65</b>
<b>9203</b>	87	55	<b>35.49</b>
<b>9204</b>	88	55	<b>35.49</b>
<b>9205</b>	89	84	<b>54.20</b>
<b>9206</b>	90	83	<b>53.55</b>
<b>9207</b>	91	78	<b>50.33</b>
<b>9208</b>	92	62	<b>40.00</b>
<b>9209</b>	93	79	<b>50.97</b>
<b>9301</b>	94	84	<b>54.20</b>
<b>9302</b>	95	63	<b>40.65</b>
<b>9303</b>	96	55	<b>35.49</b>
<b>9304</b>	97	63	<b>40.65</b>
<b>9305</b>	98	55	<b>35.49</b>
<b>9306</b>	99	62	<b>40.00</b>
<b>9307</b>	100	55	<b>35.49</b>
<b>9308</b>	101	84	<b>54.20</b>
<b>9309</b>	102	83	<b>53.55</b>
<b>9310</b>	103	78	<b>50.33</b>
<b>9311</b>	104	62	<b>40.00</b>
<b>9312</b>	105	79	<b>50.97</b>
<b>9401</b>	106	84	<b>54.20</b>
<b>9402</b>	107	63	<b>40.65</b>
<b>9403</b>	108	55	<b>35.49</b>
<b>9404</b>	109	63	<b>40.65</b>
<b>9405</b>	110	55	<b>35.49</b>
<b>9406</b>	111	62	<b>40.00</b>
<b>9407</b>	112	55	<b>35.49</b>
<b>9408</b>	113	84	<b>54.20</b>
<b>9409</b>	114	83	<b>53.55</b>
<b>9410</b>	115	79	<b>50.97</b>
<b>9411</b>	116	63	<b>40.65</b>
<b>9412</b>	117	79	<b>50.97</b>

**Proposed Special Levy "A"**  
**Deprecation Report**  
**BCS4175 - District Crossing**

<b>9501</b>	118	84	<b>54.20</b>
<b>9502</b>	119	63	<b>40.65</b>
<b>9503</b>	120	55	<b>35.49</b>
<b>9504</b>	121	63	<b>40.65</b>
<b>9505</b>	122	56	<b>36.13</b>
<b>9506</b>	123	63	<b>40.65</b>
<b>9507</b>	124	55	<b>35.49</b>
<b>9508</b>	125	84	<b>54.20</b>
<b>9509</b>	126	83	<b>53.55</b>
<b>9510</b>	127	79	<b>50.97</b>
<b>9511</b>	128	63	<b>40.65</b>
<b>9512</b>	129	79	<b>50.97</b>
		<b>9,299</b>	<b>5,999.91</b>

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

		Unit	Adopted
Unit	SL#	Entitlement	Levy "C"
<b>3201</b>	1	57	<b>171.63</b>
<b>3202</b>	2	70	<b>210.78</b>
<b>3203</b>	3	70	<b>210.78</b>
<b>3204</b>	4	96	<b>289.06</b>
<b>3205</b>	5	94	<b>283.04</b>
<b>3206</b>	6	64	<b>192.71</b>
<b>3207</b>	7	86	<b>258.95</b>
<b>3208</b>	8	65	<b>195.72</b>
<b>3301</b>	9	57	<b>171.63</b>
<b>3302</b>	10	70	<b>210.78</b>
<b>3303</b>	11	70	<b>210.78</b>
<b>3304</b>	12	88	<b>264.97</b>
<b>3305</b>	13	90	<b>271.00</b>
<b>3306</b>	14	106	<b>319.17</b>
<b>3307</b>	15	94	<b>283.04</b>
<b>3308</b>	16	64	<b>192.71</b>
<b>3309</b>	17	86	<b>258.95</b>
<b>3310</b>	18	65	<b>195.72</b>
<b>3401</b>	19	57	<b>171.63</b>
<b>3402</b>	20	70	<b>210.78</b>
<b>3403</b>	21	70	<b>210.78</b>
<b>3404</b>	22	88	<b>264.97</b>
<b>3405</b>	23	90	<b>271.00</b>
<b>3406</b>	24	106	<b>319.17</b>
<b>3407</b>	25	94	<b>283.04</b>
<b>3408</b>	26	64	<b>192.71</b>
<b>3409</b>	27	86	<b>258.95</b>
<b>3410</b>	28	65	<b>195.72</b>
<b>7201</b>	29	62	<b>186.69</b>
<b>7202</b>	30	76	<b>228.84</b>
<b>7203</b>	31	76	<b>228.84</b>
<b>7204</b>	32	84	<b>252.93</b>
<b>7205</b>	33	84	<b>252.93</b>
<b>7206</b>	34	80	<b>240.89</b>
<b>7207</b>	35	63	<b>189.70</b>
<b>7208</b>	36	62	<b>186.69</b>



**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

<b>7209</b>	37	62	<b>186.69</b>
<b>7210</b>	38	62	<b>186.69</b>
<b>7211</b>	39	78	<b>234.86</b>
<b>7212</b>	40	79	<b>237.88</b>
<b>7213</b>	41	73	<b>219.81</b>
<b>7214</b>	42	78	<b>234.86</b>
<b>7215</b>	43	62	<b>186.69</b>
<b>7301</b>	44	62	<b>186.69</b>
<b>7302</b>	45	76	<b>228.84</b>
<b>7303</b>	46	76	<b>228.84</b>
<b>7304</b>	47	84	<b>252.93</b>
<b>7305</b>	48	84	<b>252.93</b>
<b>7306</b>	49	80	<b>240.89</b>
<b>7307</b>	50	63	<b>189.70</b>
<b>7308</b>	51	62	<b>186.69</b>
<b>7309</b>	52	62	<b>186.69</b>
<b>7310</b>	53	62	<b>186.69</b>
<b>7311</b>	54	78	<b>234.86</b>
<b>7312</b>	55	79	<b>237.88</b>
<b>7313</b>	56	73	<b>219.81</b>
<b>7314</b>	57	78	<b>234.86</b>
<b>7315</b>	58	62	<b>186.69</b>
<b>7401</b>	59	62	<b>186.69</b>
<b>7402</b>	60	76	<b>228.84</b>
<b>7403</b>	61	76	<b>228.84</b>
<b>7404</b>	62	84	<b>252.93</b>
<b>7405</b>	63	84	<b>252.93</b>
<b>7406</b>	64	80	<b>240.89</b>
<b>7407</b>	65	63	<b>189.70</b>
<b>7408</b>	66	62	<b>186.69</b>
<b>7409</b>	67	62	<b>186.69</b>
<b>7410</b>	68	62	<b>186.69</b>
<b>7411</b>	69	78	<b>234.86</b>
<b>7412</b>	70	79	<b>237.88</b>
<b>7413</b>	71	73	<b>219.81</b>
<b>7414</b>	72	78	<b>234.86</b>
<b>7415</b>	73	62	<b>186.69</b>
<b>7501</b>	74	62	<b>186.69</b>
<b>7502</b>	75	76	<b>228.84</b>
<b>7503</b>	76	62	<b>186.69</b>
<b>7504</b>	77	62	<b>186.69</b>
<b>7505</b>	78	62	<b>186.69</b>

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

<b>7506</b>	79	62	<b>186.69</b>
<b>7507</b>	80	78	<b>234.86</b>
<b>7508</b>	81	79	<b>237.88</b>
<b>7509</b>	82	73	<b>219.81</b>
<b>7510</b>	83	78	<b>234.86</b>
<b>7511</b>	84	62	<b>186.69</b>
<b>9201</b>	85	84	<b>252.93</b>
<b>9202</b>	86	63	<b>189.70</b>
<b>9203</b>	87	55	<b>165.61</b>
<b>9204</b>	88	55	<b>165.61</b>
<b>9205</b>	89	84	<b>252.93</b>
<b>9206</b>	90	83	<b>249.92</b>
<b>9207</b>	91	78	<b>234.86</b>
<b>9208</b>	92	62	<b>186.69</b>
<b>9209</b>	93	79	<b>237.88</b>
<b>9301</b>	94	84	<b>252.93</b>
<b>9302</b>	95	63	<b>189.70</b>
<b>9303</b>	96	55	<b>165.61</b>
<b>9304</b>	97	63	<b>189.70</b>
<b>9305</b>	98	55	<b>165.61</b>
<b>9306</b>	99	62	<b>186.69</b>
<b>9307</b>	100	55	<b>165.61</b>
<b>9308</b>	101	84	<b>252.93</b>
<b>9309</b>	102	83	<b>249.92</b>
<b>9310</b>	103	78	<b>234.86</b>
<b>9311</b>	104	62	<b>186.69</b>
<b>9312</b>	105	79	<b>237.88</b>
<b>9401</b>	106	84	<b>252.93</b>
<b>9402</b>	107	63	<b>189.70</b>
<b>9403</b>	108	55	<b>165.61</b>
<b>9404</b>	109	63	<b>189.70</b>
<b>9405</b>	110	55	<b>165.61</b>
<b>9406</b>	111	62	<b>186.69</b>
<b>9407</b>	112	55	<b>165.61</b>
<b>9408</b>	113	84	<b>252.93</b>
<b>9409</b>	114	83	<b>249.92</b>
<b>9410</b>	115	79	<b>237.88</b>
<b>9411</b>	116	63	<b>189.70</b>
<b>9412</b>	117	79	<b>237.88</b>
<b>9501</b>	118	84	<b>252.93</b>
<b>9502</b>	119	63	<b>189.70</b>
<b>9503</b>	120	55	<b>165.61</b>

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

<b>9504</b>	121	63	<b>189.70</b>
<b>9505</b>	122	56	<b>168.62</b>
<b>9506</b>	123	63	<b>189.70</b>
<b>9507</b>	124	55	<b>165.61</b>
<b>9508</b>	125	84	<b>252.93</b>
<b>9509</b>	126	83	<b>249.92</b>
<b>9510</b>	127	79	<b>237.88</b>
<b>9511</b>	128	63	<b>189.70</b>
<b>9512</b>	129	79	<b>237.88</b>

**9,299 28,000.13**



## **BCS4175 – DISTRICT CROSSING**

### **Attention All Owners**

As per the December 3<sup>rd</sup>, 2013 Annual General Meeting and approved two special levies the fees are due now. If you already paid your two levies please disregard this notice. If you haven't paid yet please make sure that you pay your levies immediately.

Owners on a pre-authorized payment plan must also send an email to [Pac@baywest.ca](mailto:Pac@baywest.ca) to authorize Baywest accounting to withdraw the levy from the Owner's bank account.

Please note, non-payment of the special levy will prompt a lien being placed on the unit and all legal fees will be charged back to the Owner of the unit.

Your Co-operation is much appreciated.

Your Strata Council – BCS4175