

West Coast Property Management LTD.



Strata Plan NWS58 - Simon Fraser Village Special General Meeting Minutes - August 20, 2026 Hall of 3290 Ganymede Drive, Burnaby, BC

Call Meeting to Order

The meeting was called to order at 7:10 PM by Patrick Lau, Strata Agent.

Quorum Status

The quorum requirement is 1/3 of all eligible voters. At the time of the meeting there were 99 eligible voters and as such 33 would represent quorum; there were 47 strata lot owners present in person, 31 represented by proxy for a total of 78 eligible votes, the voters present constituted quorum at 7:10 PM.

Proof of Notice of the Meeting

The Strata Agent confirmed that all proxies were certified and eligible voters received one voting card per strata lot pursuant to the Strata Property Act. It was further noted that notice for the Special General Meeting was sent out in accordance with the Strata Property Act to all owners.

Approval of the Agenda

It was **MOVED/SECONDED** that the agenda be approved as distributed with the notice of meeting. The vote was called with the following results: **ALL IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED**

Approval of the Annual General Meeting Minutes dated February 25, 2026

It was **MOVED/SECONDED** that the minutes of the Annual General Meeting be approved as previously circulated. The vote was called with the following results: **68 IN FAVOUR, 0 OPPOSED AND 10 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "A" - Statutory Right of Way Agreement with BC Hydro

WHEREAS the Owners, Strata Plan NWS58 (the "Strata Corporation"), pursuant to subsection 80(2) of the Strata Property Act, may dispose of common property by granting a statutory right of way over common property if such disposition is approved by a three-quarter (3/4) vote at a general meeting of the owners;

WHEREAS BC Hydro and Power Authority ("BC Hydro") has requested that the Strata Corporation grant a statutory right of way over a portion of the common property in favour of BC Hydro for the installation, operation, maintenance, repair, replacement and removal of electrical equipment and related works necessary to provide electrical service to the Strata Corporation;

WHEREAS the Strata Corporation considers the granting of the statutory right of way to be necessary and beneficial to facilitate the provision of electrical service to the Strata Corporation;

THEREFORE BE IT RESOLVED as a 3/4 Vote Resolution that the Strata Council, acting on behalf of the Strata Corporation, is hereby authorized to enter into a Statutory Right of Way Agreement (the "Agreement") with the BC Hydro on the terms or on substantially the same terms as set out in the Agreement attached hereto as Schedule "A", or as otherwise determined by the Strata Council, and to permit to be taken all steps necessary to register the Agreement against the lands located within the Strata Corporation.

After discussion, it was **MOVED/SECONDED** to amend the wording of the resolution to reflect that the approval of the resolution is "Pursuant to confirmation that the Right of Way is limited to the BC Hydro transformer and the BC Hydro map of the primary line in pink." The vote was called with the following results, **75 IN FAVOUR, 2 OPPOSED AND 1 ABSTENTIONS. CARRIED**

It was then **MOVED/SECONDED** to approve Resolution A as amended. The vote was called with the following results, **75 IN FAVOUR, 2 OPPOSED AND 1 ABSTENTIONS. CARRIED**

Termination of Meeting

There being no further business to discuss, it was **MOVED/ SECONDED** to terminate the meeting. The vote was called with the following results, **ALL IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED AT 8:45 PM**



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