



13468 77<sup>th</sup> Avenue, Surrey  
British Columbia, Canada, V3W 6Y3  
Phone (604) 591-6060

January 9, 2014

TO THE OWNERS OF  
STRATA PLAN NW 307  
WEDGEWOOD PARK

Dear Owners:

**RE: STRATA PLAN NW 307 – WEDGEWOOD PARK**  
**2014 AGM MINUTES AND STRATA FEE SCHEDULE**

Please find enclosed the Minutes of the Annual General Meeting held on January 7<sup>th</sup>, 2014.

The 2014 operating budget was approved with an increase in Strata Fees, effective January 1, 2014. All payments must be made payable to Strata Plan NW 307 by either on line banking, post-dated cheques or pre-authorized payment plan.

If you are on a pre-authorized payment plan, the Strata Fees will be drawn automatically on the first of every month unless we are informed in writing of alternate arrangements. Given that the new fees are effective January 1<sup>st</sup>, 2014, Owners that are on the pre-authorized payment plan will have the new fee along with the increased difference in the fees withdrawn on February 1<sup>st</sup>, 2014.

Should you have any questions regarding the information, please do not hesitate to contact the writer.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of Owners of Strata Plan NW 307

A handwritten signature in black ink, appearing to read "Rob Douglas".

Rob Douglas  
Strata Manager  
Direct line: 604-501-4424  
Email: [www.baywest.ca](http://www.baywest.ca) (help center)  
Encls.

**WEDGEWOOD PARK – NW 307****LOCATION:**

7:00 PM – SOCIAL ROOM  
1437 Foster Street  
White Rock, BC

**STRATA COUNCIL  
2014**

Johanne Fort

Karen Lanier

Maryann Ten Hoop

Patrick Aubert

Susan Tailor

**STRATA MANAGER**

Rob Douglas  
Direct Phone: (604) 501-4424  
Fax: (604) 592-3666

E-Mail Baywest:  
[www.baywest.ca](http://www.baywest.ca)  
(the help center)

ALL ACCOUNTING INQUIRIES  
Toll Free 1-877-585-4411

**BAYWEST MANAGEMENT**  
**13468 77TH AVENUE**  
**SURREY, B.C. V3W 6Y3**  
24 Hour Line: (604) 591-6060

**PRESENT**

21 Strata Lots Represented  
16 In Person  
5 By Proxy

Rob Douglas, Baywest Management Corporation.

**(1) CALL TO ORDER**

The meeting was called to order at 7:05 p.m. by Strata President, Johanne Fort.

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

There are 39 strata corporation votes at Wedgewood Park. The Strata Property Act requires one-third of the Strata Corporation's votes (13 votes) to be eligible voters present in person or by proxy to constitute a quorum.

As 21 eligible voters were represented at the time of call to order, the quorum was established and the meeting was declared competent to deal with the business at hand.

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

It was MOVED (204) / SECONDED (303) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. **CARRIED**

**(4) ADOPTION OF THE AGENDA**

It was MOVED (204) / SECONDED (405) to approve the agenda for tonight's meeting. **CARRIED**

**(5) ADOPTION OF PREVIOUS MINUTES**

It was MOVED (204) / SECONDED (303) that the Minutes of the Annual General Meeting held February 28, 2013, be adopted as prepared and distributed. The motion **CARRIED**

In future Owners asked that the previous General Meeting minutes be provided in the AGM notice package so that they can be reviewed prior to approving them. Council agreed.

**(6) COUNCIL REPORT**

The Council's President, Johanne Fort, provided the Owners with a report on Council activities during this past year.

The full report is as follows:

**PRESIDENT' S REPORT  
WEDGEWOOD PARK STRATA AGM  
JANUARY 7, 2014**

Thank you everyone for coming tonight. I'd like to give a special welcome to any new owners who are here for the first time. I believe that over the past year we have had 8 unit that have new residents. Council has had a busy year working on issues on all owners our collective behalf and I'd like to highlight those events.

First, I'd like to thank the Council (Karen, MaryAnn, Patrick and Susan) for spending many hours working with me as a Team on addressing issues as they come up over the past year.

**January:**

- Most of January was spent working with Baywest, who took over as our new Strata Management Company January 1, 2014. As a Council we feel that Baywest is providing us with the support needed to deal with the issues and to stay on top of the day to day operations of this strata.
- One of our main priorities was to get the work completed on the rotten patio beam between Unit #103 and #203 as this has been an issue since June of 2012 and needed to be completed as soon as possible.

**February:**

- Our AGM was held February 28, 2013 due to switching to our new Strata Management Company.

**March:**

- Council began the process of obtaining quotes from 3 different companies to complete the depreciation report, which had to be done by December 2013.
- Council followed up on deck repair issues and were assured that work would begin within a few weeks.
- Council reviewed the Sprinkler and Social room fund and decided that the fund would never acquire the amount needed to have an underground

system installed, that the money in the fund would be used to update the Social Room

- Electrical Panel work was completed and inspection of all other panes done and found to be satisfactory.
- Council asked for quotes on having the hallway carpets cleaned - done in July
- Our emergency generator required repairs and some work was done, but issues continued.

### **May:**

- Council reviewed three quotes related to having our Depreciation report done. RDH was chosen to complete that work. The building inspection was done in Nov. and Council is awaiting the report. The results will be communicated to owners once it is received.
- Emergency generator issues continued. Simon Maxwell had trouble finding parts and suggested we replace the generator (approx. \$ 60,000+). Council requested another independent assessment of this situation.
- Fridge for the Social Room has no longer functional. If any owners are updating their appliances and wish to donate a working fridge (that will fit into the existing space), Council would welcome that.

### **July:**

- Deck repairs to Unit #103 and #203 were completed and total cost were \$28,213 (through special resolution at the Feb. AGM up to \$35,000 was approved).
- Frontier Power was contracted to inspect and provide a report to Council on the Emergency Generator.
- A request to allow a rental based on hardship was approved for one year. This will be reviewed in July 2014.
- Seagulls on the roof were a particular problem this year. The issue will be dealt with when emergency repair work is done on roof before they return to nest for next year.

**September:**

- Council agreed to send demand letters to owners with significant outstanding amounts owing the strata and to follow-up on placing a lien on units where there is an unusually high outstanding balance.
- Emergency Generator was finally fixed for \$2,600 rather than replacing the unit. Frontier Power will now service the generator.
- Two quote were received to inspect roof and provide report on needed work/repairs. Council has decided to work with Abney Roofing to provide ongoing Maintenance.

**November:**

- Depreciation report site visit was done November 5th, we expect the report shortly and will report back to owners once Council has reviewed the report.
- Garbage room outside door repairs is in progress. Allright doors is doing work and waiting for part of the frame to arrive. This work should be completed in January.
- Council has asked for 3 quotes for painting the iron deck railings, to be done as part of this year's maintenance budget.
- There have been issues with clogged drains backing up at the North end of the building. Arrangements are in progress to have all drains Hydro Flushed to clean them out. This has not been done for several years. Workers will be working in the parking garages so all cars must be removed on that day from 0900 - 1500 hrs. Owner should also plug all drains as there may be backsplash from the hydro flushing. This will be arranged for later in January and notices will be posted in advance.

**GENERAL REMINDERS:****Snow Removal:**

- Because of the rarity of snow, we do not have a snow removal contract with any company. Owners are asked to chip in and help clear the sidewalks on these rare occasions. Council will make sure that the proper equipment and

supplies are made available. Thanks to Karen and Ray Aldeguer for clearing the walks during our last snow fall.

### **Absenteeism:**

- Owners are reminded to ensure that they let someone on Council know when they will be absent for longer than 2 weeks and also who has a key to their suite in case of an emergency. Also council must know who is living in the suite if it is occupied during your absence , this is a fire safety requirement.

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

The Strata Corporation's Insurance Agent is HUB International Coastal Insurance Services. The insurance policy runs from 12/09/13-12/09/14. Some of the highlights of the policy are as follows:

- All Property - \$7,160,000
- General Liability - \$10,000,000
- Directors & Officers Liability - \$3,000,000
- Earthquake Deductible @10%
- Water Damage Deductible - \$5,000
- Flood Deductible - \$10,000.00
- Lock & Keys Deductible - \$250
- Total Premiums - \$17,344

WHEN RENEWING YOUR PERSONAL HOMEOWNER'S INSURANCE ALL OWNERS ARE REMINDED TO CONSIDER INCLUDING COVERAGE FOR BETTERMENTS AND IMPROVEMENTS, AS WELL AS COVERAGE FOR THE STRATA CORPORATION'S INSURANCE DEDUCTIBLE CHARGE BACKS.

AS WELL, ALL OWNERS ARE REMINDED TO REMOVE THE "SUMMARY OF COVERAGES" PAGE FROM THE NOTICE OF MEETING AND INCLUDE IT IN YOUR OWN INSURANCE PAPERS FOR FUTURE REFERENCE.

### **(8) CONSIDERATION OF 2014 OPERATING BUDGET**

The proposed budget was presented. The Budget presented did outline an increase in Strata Fees overall due to:

- Overall increases in various operating expenses.
- Removing the prior years surplus
- Other minor adjustments

Further questions were posed and answered, it was then MOVED (204) / SECONDED (405) following which a vote was called.

The result of the vote was as follows: 20 in favour, 1 opposed.

CARRIED

## STRATA FEES:

The passing of the budget means the Strata Fees have increased in the fiscal year beginning January 1, 2014 (new fee schedule attached). Please note for the owners who are on Pre-Authorized Credit (PAC) withdrawal, the strata fees adjustment will be withdraw on January 1<sup>st</sup>, in addition to the new monthly fee.

1. The preferred method of payment is ***Paying your Monthly Strata Fee Online***. This method allows you to control your payment – you pay from your account rather than having it drawn from your account. It's easy and convenient. Please visit our website for details [www.baywest.ca](http://www.baywest.ca) - Quick Links to Maintenance Fee, or direct link <http://www.baywest.ca/baywest/maintenancefees>".
2. The second method is Pre-Authorized Credit (PAC). If you are already on this program and wish to continue, you need not to do anything further. Approval of this budget will give Baywest the authority to maintain the withdrawal of funds from your account. However, if you would like to switch to ***Paying your Monthly Strata Fee Online***, please advise our office to cancel you PAC by calling our A/R Call Centre: 1-877-585-4411.
3. Post-dated cheques – Owners may send in a series of 12, post-dated cheques dated January 1, 2014 to December 1, 2014 and made payable to **Strata Plan NW 307**.

### (9) ¾ VOTE "A" – MAJOR PROJECTS – CONTINGENCY RESERVE FUNDING

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan NW 307, Wedgewood Park, that an amount not to exceed \$10,000 (ten thousand dollars) be expended from the Contingency Reserve Fund for the purpose of roof repairs on the building.

It was MOVED (102) / SECONDED (204) to approve the ¾ vote as presented. The vote was called and there were 20 in favour, and 1 opposed CARRIED

As a part of the discussion, Council agreed to provide all Owners with details of the roof maintenance proposal. Please see below the three year suggested roof maintenance program received from Abney Roofing Ltd.

Regarding Wedgewood Park NWS307

The top priority would have to be removing all the debris from the surface of the roof. This allows the roof drains to perform as well as they can and will reduce the overall residual water levels. Drainage improvements are necessary as soon as possible to preserve the roof membrane. Off-setting the full scope of work by roof section would be a good way to spread the expense over a few years.

#### **Suggestion Year One,**

Clean off organic debris from all four flat roof sections 11.0 hours @ \$120.54 (2-man crew).  
Complete all Recommended Flat Roof Section One Upgrades

Total Budget is \$7,000 to 11,000

Further inspection to determine what drainage options are available is required. It is difficult to estimate the value of the drainage improvements without knowing which methods are possible at this particular property. Extra flat roof drains can be added around the perimeter, the key is what to do with the water when it gets to the ground. It can possibly be left as ground spill, or fed into existing in-ground perimeter drainage or routed into a freshly prepared in-ground rock-pit.

Ground-spill is the least expensive and requires the landscape to slope away from the building. If the ground is level it should at least be permeable to accept the water into the ground. Tying in to the existing in-ground perimeter drainage system is much more time consuming and possibly destructive to the landscape. Rock-pits can be installed reasonably easy by replacing soil with drainage rock so that roof drainage can escape more easily into the ground. Care must be taken to ensure the pits are deep enough to be effective. How well the ground may be excavated is certainly a factor.

Each new roof drain would be plumbed through the joist spacing into the mansard roof. The location of the roof drain must be reasonably close to the outside so that the plumbing may maintain slope for positive drainage. The roof drain pipe would exit the mansard overhang soffit and connect to aluminium down-pipes that extend to the ground. New Flat Roof Drains may possibly be 'sumped' (countersunk) to allow a network of drainage chutes further reach out to the centre direction of the roof.

### **Suggestions Year Two**

Clean off organic debris from all four flat roof sections 11.0 hours @ \$120.54 (2-man crew). Cleaning the roof should be a yearly maintenance item.

Complete all Recommended Flat Roof Section Two Upgrades

Total Budget is \$8,000 to 12,000 Drainage options need further inspection to make costing more accurate.

### **Suggestions Year Three**

Clean off organic debris from all four flat roof sections 11.0 hours @ \$120.54 (2-man crew). Cleaning the roof should be a yearly maintenance item.

Complete all Recommended Flat Roof Section Three and Four Upgrades

Total Budget is \$9,000 to 11,000 Drainage options need further inspection to make costing more accurate.

### **Outstanding Items**

Elevator housing exterior finish, wood-deck walkway pedestals, moss & lichen removal and asphalt shingle repairs, and heat welded membrane repairs can be added to the scope of the first or second year. Collectively the value of these items should not exceed \$5,000. These are all important items that should not be delayed for a significant amount of time.





**(10) ELECTION OF 2014 STRATA COUNCIL**

As per Strata Property Act, a minimum of three and a maximum of seven Strata Council members could be elected. Nominations were called for election to the Strata Council, and the following owners were duly nominated:

Johanne Fort  
Karen Lanier

Maryann Ten Hoope  
Patrick Aubert

Susan Taylor

There being no further nominations after being called three times, the nominations were closed. The above noted Council members were then elected to Council by acclamation.

**(11) WATER QUALITY**

The Owner of unit #404, Dilane Desaulniers, expressed concerns with regards to the current state of the buildings water and condition of the buildings piping system. Owners agreed that given that this view was more of an individual concern and not necessary a concern from the Ownership, this matter would be brought up by this Owner to the Strata Council.

**(12) TERMINATION**

There being no further business, the meeting terminated at 8:15 p.m.

The first Council Meeting will be held on Tuesday, February 11, 2014 @ 7:30 p.m.

***Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two years.***

**Wedgewood Park NW307**  
**Adopted Annual Budget**  
**January 1, 2014 - December 31, 2014**

Account	Account Name	Year To Date Sept 30, 2013	Estimated Year End Dec 31, 2013	Annual Budget 2013	Adopted Budget 2014
<b>RECEIPTS / REVENUE</b>					
5100-0000	Common Room Rental	25.00	50.00	0.00	0.00
5285-0000	Interest Income	217.48	250.00	0.00	0.00
5300-0000	Late Payment Interest	2.21	5.00	0.00	0.00
5335-0000	Locker Room Rental	360.00	480.00	480.00	0.00
5385-0000	MoveIn/Out Fee	600.00	600.00	600.00	0.00
5455-0000	Prior Years Surplus	20,000.00	20,000.00	20,000.00	0.00
5500-0000	Owners' Contributions	102,942.81	137,257.00	137,257.00	148,317.50
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 124,147.50</b>	<b>\$ 158,642.00</b>	<b>\$ 158,337.00</b>	<b>\$ 148,317.50</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	0.00	367.50	336.00	367.50
6028-0000	Bank Charges	260.00	300.00	300.00	300.00
6050-0000	Depreciation Report	420.00	8,400.00	9,520.00	0.00
6076-0000	Insurance Appraisal	0.00	300.00	300.00	0.00
6080-0000	Insurance Premium	13,925.25	18,567.00	18,600.00	19,000.00
6098-0000	Management Fees	10,297.56	13,655.46	14,327.00	14,000.00
6128-0000	Postage/Copies/Office Exp.	1,414.13	2,014.13	1,000.00	2,100.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>26,316.94</b>	<b>43,604.09</b>	<b>44,383.00</b>	<b>35,767.50</b>
<b>UTILITIES</b>					
6308-0000	Electricity	6,638.54	10,000.00	10,000.00	10,000.00
6316-0000	Gas	17,395.44	29,000.00	30,000.00	30,000.00
6336-0000	Water & Sewer	2,108.44	3,500.00	3,800.00	3,800.00
<b>TOTAL UTILITIES</b>		<b>26,142.42</b>	<b>42,500.00</b>	<b>43,800.00</b>	<b>43,800.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7048-0000	Elevator & License	2,027.76	2,696.00	3,600.00	2,600.00
7096-0000	Janitorial	3,416.00	5,825.00	6,000.00	6,000.00
7100-0000	Landscaping	7,488.25	9,588.00	11,421.00	11,000.00
7126-0000	Mechanical	2,714.63	6,000.00	3,188.00	3,200.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>15,646.64</b>	<b>24,109.00</b>	<b>24,209.00</b>	<b>22,800.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
7620-0000	Enterphone Repair	377.56	516.82	595.00	600.00
7649-0000	Fire & Safety Inspection	947.10	1,392.30	1,800.00	1,800.00
7660-0000	Repairs & Maintenance	6,636.37	9,869.12	10,000.00	10,000.00
7710-0000	Landscaping Improvement	140.24	140.24	1,000.00	1,000.00
7854-0000	Special Projects	28,213.50	28,213.50	24,000.00	24,000.00
7882-0000	Supplies	105.25	105.25	1,000.00	1,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>36,420.02</b>	<b>40,237.23</b>	<b>38,395.00</b>	<b>38,400.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>104,526.02</b>	<b>150,450.32</b>	<b>150,787.00</b>	<b>140,767.50</b>
<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>					
8920-0000	Contingency Reserve Fund	5,662.53	7,550.00	7,550.00	7,550.00
<b>TOTAL RESERVE FUNDS</b>		<b>5,662.53</b>	<b>7,550.00</b>	<b>7,550.00</b>	<b>7,550.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>110,188.55</b>	<b>158,000.32</b>	<b>158,337.00</b>	<b>148,317.50</b>
<b>SURPLUS / (DEFICIT)</b>		<b>13,958.95</b>	<b>641.68</b>	<b>-</b>	<b>-</b>

<b>Wedgewood Park (NW307)</b>							
<b>Approved Strata Fee Schedule</b>							
<b>For the Year - January 1, 2014 To December 31, 2014</b>							
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Fee Inc/Dec by</b>	<b>New Strata Fee</b>
102	5	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
103	4	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
104	3	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
105	2	2321	\$265.48	\$272.27	\$14.60	\$21.39	\$286.87
106	1	2656	\$303.80	\$311.57	\$16.71	\$24.48	\$328.28
201	12	2781	\$318.09	\$326.23	\$17.50	\$25.64	\$343.73
202	11	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
203	10	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
204	9	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
205	8	2749	\$314.43	\$322.47	\$17.30	\$25.34	\$339.77
206	7	2656	\$303.80	\$311.57	\$16.71	\$24.48	\$328.28
207	6	2634	\$301.28	\$308.99	\$16.57	\$24.28	\$325.56
208	18	2883	\$329.76	\$338.19	\$18.14	\$26.57	\$356.33
209	17	1999	\$228.65	\$234.49	\$12.58	\$18.42	\$247.07
210	16	1984	\$226.93	\$232.74	\$12.48	\$18.29	\$245.22
211	15	2150	\$245.92	\$252.21	\$13.53	\$19.82	\$265.74
212	14	1830	\$209.32	\$214.67	\$11.51	\$16.86	\$226.18
213	13	2781	\$318.09	\$326.23	\$17.50	\$25.64	\$343.73
301	25	2781	\$318.09	\$326.23	\$17.50	\$25.64	\$343.73
302	24	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
303	23	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
304	22	2808	\$321.18	\$329.39	\$17.67	\$25.88	\$347.06
305	21	2749	\$314.43	\$322.47	\$17.30	\$25.34	\$339.77
306	20	2656	\$303.80	\$311.57	\$16.71	\$24.48	\$328.28
307	19	2634	\$301.28	\$308.99	\$16.57	\$24.28	\$325.56
308	31	3535	\$404.34	\$414.68	\$22.24	\$32.58	\$436.92
309	30	1999	\$228.65	\$234.49	\$12.58	\$18.42	\$247.07
310	29	1984	\$226.93	\$232.74	\$12.48	\$18.29	\$245.22
311	28	2150	\$245.92	\$252.21	\$13.53	\$19.82	\$265.74
312	27	1830	\$209.32	\$214.67	\$11.51	\$16.86	\$226.18
313	26	2781	\$318.09	\$326.23	\$17.50	\$25.64	\$343.73
401	33	3189	\$364.76	\$374.09	\$20.06	\$29.39	\$394.15
402	32	3389	\$387.64	\$397.55	\$21.32	\$31.23	\$418.87
403	39	2883	\$329.76	\$338.19	\$18.14	\$26.57	\$356.33
404	38	1999	\$228.65	\$234.49	\$12.58	\$18.42	\$247.07
405	37	1984	\$226.93	\$232.74	\$12.48	\$18.29	\$245.22
406	36	2150	\$245.92	\$252.21	\$13.53	\$19.82	\$265.74
407	35	1830	\$209.32	\$214.67	\$11.51	\$16.86	\$226.18
408	34	2781	\$318.09	\$326.23	\$17.50	\$25.64	\$343.73
<b>Monthly Total</b>		<b>100000</b>	<b>\$11,438.09</b>	<b>\$11,730.59</b>	<b>\$629.20</b>	<b>\$921.70</b>	<b>\$12,359.79</b>
			X 12	X 12	X 12		X 12
Annual Total			\$137,257.08	\$140,767.08	\$7,550.40		\$148,317.48

**WEDGEWOOD PARK NW307  
ADOPTED BUDGET SUMMARY**

	30-Sep-2013 Year To Date Actual	31-Dec-2013 Estimated Year End	2013 Annual Budget	2014 Adopted Budget
<b>TOTAL OWNER CONTRIBUTION</b>	<b>102,943</b>	<b>137,257</b>	<b>137,257</b>	<b>148,318 *</b>
<b>Operating Fund</b>				
<b>Opening Balance</b>	<b>42,640</b>	<b>42,640</b>	<b>42,640</b>	<b>18,017</b>
Owner's Contribution	97,280	129,707	129,707	140,768 *
Other Income	1,205	1,385	1,080	-
Prior Year Adjustments	(5,265)	(5,265)	-	-
Total Operating Expenses	(104,526)	(150,450)	(150,787)	(140,768)
<b>Ending Balance</b>	<b>31,334</b>	<b>18,017</b>	<b>22,640</b>	<b>18,017</b>
<b>Contingency Reserve Fund</b>				
<b>Opening Balance</b>	<b>71,622</b>	<b>71,622</b>	<b>71,622</b>	<b>68,114</b>
Owner's Contribution	5,663	7,550	7,550	7,550 *
Interest Income	735	943	942	899
Transfer from CRF - AGM 2013-02-28 AGM	(12,000)	(12,000)	-	-
CRF Bank Charge	(1)	(1)	-	-
<b>Ending Balance</b>	<b>66,019</b>	<b>68,114</b>	<b>80,114</b>	<b>76,563</b>
<b>Reserve - Irrigation Fund</b>				
<b>Opening Balance</b>	<b>1,572</b>	<b>1,572</b>	<b>1,572</b>	<b>1,621</b>
Owner's Contribution	-	-	-	-
Interest Income	6	11	-	20
Bottle refunds	38	38	-	-
<b>Ending Balance</b>	<b>1,616</b>	<b>1,621</b>	<b>1,572</b>	<b>1,641</b>
<b>Reserve - Major Project</b>				
<b>Opening Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,112</b>
Transfer from CRF - AGM 2013-02-28 AGM	12,000	12,000	-	-
Interest Income	74	112	-	151 *
<b>Ending Balance</b>	<b>12,074</b>	<b>12,112</b>	<b>-</b>	<b>12,263</b>
<b>Reserve - Social</b>				
<b>Opening Balance</b>	<b>3,185</b>	<b>3,185</b>	<b>-</b>	<b>3,233</b>
Recreation Room Rental	25	25	-	-
Interest Income	13	23	-	40 *
<b>Ending Balance</b>	<b>3,223</b>	<b>3,233</b>	<b>-</b>	<b>3,274</b>

\* - Items included in the Total Owners' Contributions calculation  
Estimated CRF annual interest rate 1.25%