

MINUTES OF THE 2017 ANNUAL GENERAL MEETING STRATA CORP. VAS 2893 NORTH OAKS

WEDNESDAY, MARCH 22nd, 2017 AT 6:30 PM, KIWANIS HERITAGE APARTMENTS MEETING ROOM

IN ATTENDANCE: SL1, SL3, SL4, SL5, SL6, SL7, SL8, SL10, SL12, SL13, SL14, SL15, SL17, SL18, SL19, SL20, SL21, SL22, SL24, SL25, SL26.

CALL THE MEETING TO ORDER: the meeting was called to order at 6:32 pm with SL 18 in the chair.

OPENING REMARKS, WELCOME TO NEW OWNERS - SL 18: Council President welcomed all to the meeting and introduced new owners SL 19, SL 16 and SL 20. In addition, sympathies were extended to SL 16, whose husband recently passed.

CERTIFY PROXIES - SL 17: Proxies for SL 2 and SL 16 were certified.

DETERMINE QUORUM - SL 17: a quorum was present: 21 in person and 2 by proxy.

PROOF OF NOTICE - SL 17: the notice given on Feb. 27th / 28th was presented.

APPROVE THE AGENDA: motion by SL13, seconded by SL12, that the agenda be approved as circulated. Carried.

APPROVE MINUTES OF THE LAST AGM - MARCH 23rd, 2016: motion by SL8, seconded by SL24, that the minutes of the 2016 AGM be approved as circulated. Carried.

OLD BUSINESS ARISING FROM THE MINUTES OF THE LAST AGM: there was no old business.

PRESIDENT'S REPORT - SL 18:

- the management of this self-run complex is very much a team effort. Each Council Member was introduced.
- the complex held events this year that were both functional and social. The events were: a garage sale, a work party, a flower box makeover, a Canada Day celebration, a Thanksgiving charitable collection and a festive holiday sing-along and party.
- two units are unoccupied, one of which is for sale.
- new, more stringent privacy rules are in effect for stratas now. (PIPA: Personal Information and Privacy Act) Many restrictions, though, apply to stratas that are larger than ours.
- the huge amount of snowfall this winter took Council by surprise. The clearing of driveways and walkways became more effectively managed as time went on. Thank you to the residents who worked so diligently to keep the complex as safe as possible.

MAINTENANCE REPORT - SL 3:

- a contractor was hired to trim the trees and cut down diseased ones.
- fence repairs and replacement are ongoing. The perimeter fence posts need to be replaced. The price of cedar has skyrocketed but it is a good sound barrier and has durability.
- snow clearing took place as noted above in the President's Report.
- as fluorescent outdoor light bulbs burn out, they are being replaced by LED ones. It is more cost effective to have lighting repairs done in multiples, so there might be lag time with them getting attended to. Work will resume later this Spring.
- SL 3 has talked to a contractor regarding concrete repairs. Fortunately, a new supplier is keeping the prices consistent with previous years.
- window replacements are proceeding as needs are reported.
- water ingress has been reported in a unit and the search for the cause is in progress.
- residents undertook the washing and removal of debris from the garage doors and the siding that could be reached from the ground. In doing this, money was saved.
- eavestroughs have been damaged because of the excessive water and snowfall this winter. One recently collapsed. Extensive repairs will need to be done.
- SL 22 has put together a maintenance and repair history that tracks each unit.
- if you decide to renovate your unit, be sure to inform the Strata Council and your insurance company of the changes.

FORTIS GAS REPORT - SL 8:

- Fortis has recently become more involved in the process. They will subsidize the connection.

- to date, 10 owners have expressed an interest in becoming connected. This exceeds the minimum needed, so previous phone inquiries/letters from Fortis to individual residents are now unnecessary.
- a map of the complex was presented, showing the location of the main lines.
- Fortis does not want to cut across Kiwanis Road too many times.
- the cost to the owner for connecting to a unit and installing a meter would be \$26.25.
- a unit does not have to connect to gas even though the main line goes by; it is a choice.
- once a unit is connected, the owner may choose what items, appliances etc. will be serviced by gas.
- many questions were asked as to the installation process and usage, which SL8 answered. More information and clarification is needed as this project goes forward.

WATER SHUT-OFF REPORT - SL 8:

- the locations of the water shut-off valves vary throughout the complex.
- finding them has, therefore, proven difficult for some units.
- several owners offered helpful suggestions in locating the valves.
- Council will help with location if needed.

INSURANCE REPORT - SL 10:

- Treasurer SL10 reviewed the strata's proposed insurance renewal document. (document included below)
- SL10 is very pleased with the appraisal.
- the actual copy for 2017-2018 will be out shortly.
- reminder to show the document to your own insurance broker.
- motion by SL15, seconded by SL7, that the insurance report be accepted as presented. Carried unanimously.

FINANCIAL REPORT - SL 10:

- Treasurer SL10 distributed the Financial Report document to all owners present. A detailed account followed.
- no questions were posed regarding the document.
- a clarification as to the age of the complex was given. (built in 1991)
- the increase in strata fees is to help the complex avoid special levies in the future.
- the unit entitlement calculation was explained.
- motion by SL3, seconded by SL25, that the Financial Report be accepted as presented. Carried unanimously.

PROPOSED BUDGET FOR APRIL 1st, 2017 - MARCH 31st, 2018 - SL 10:

- Treasurer SL10 distributed the Proposed Budget document to all owners present. A detailed account followed.
- the new strata fees and contingency fund were explained.
- motion by SL24, seconded by SL3, that the Proposed Budget be accepted as presented. Carried unanimously.

DEPRECIATION REPORT:

Moved by SL3, seconded by SL8 that:

Strata Corporation VAS 2893 in Gibsons, B.C., will not update the current Depreciation Report in the fiscal year April 1st, 2017 to March 31st, 2018. The report was prepared by Pacific Rim Appraisals Ltd. and received February, 2013. (The Strata Council unanimously approved this resolution February 20th, 2017)

Motion was carried unanimously.

NEW BUSINESS / ITEMS FROM THE FLOOR:

- SL 24 expressed thanks for all the help she received after an accident. She expressed appreciation for the great strata complex we all live in. Her comments were met with agreement!

NOMINATIONS / ELECTION FOR COUNCIL MEMBERS:

- each member of the present Council was renominated, with no additional nominations. SL3, SL8, SL10, SL15, SL17, SL18 and SL22 were, therefore, voted by acclamation to serve as Council another year.

ADJOURNMENT: the meeting was adjourned at 7:50 pm. Moved by SL1, seconded by SL3. Carried.

