

MINUTES OF THE ANNUAL GENERAL MEETING
Held on November 1, 2017
At the Polish Veterans Hall

AMENDED

Total Unit Factors = 10,000

Required for Quorum = 3333

Unit Factors in Attendance = 3362

• ***QUORUM PRESENT***

Opening of the Meeting

Meeting was called to order by Charlene at 7:12 p.m.

Condominium Board Members Present

Charlene
Guy
Meredith

Absent

Karen

Charlene called for a motion to adopt the Minutes from last years Annual General Meeting. Unit #302 made a motion to accept the Minutes from last year's Annual General Meeting, held on October 26, 2016. Unit #329 seconded the motion, the motion to adopt the Minutes was passed.

Report of the Officers

Treasurers Report – Charlene Sturtevant

Operating Account:	\$
Reserve Operating Account:	\$
Reserve Savings Account:	\$
GIC:	\$
NEW GIC:	\$
TOTAL	\$

ARREARS

- **Condo Arrears & Legal: \$0.00**

BUILDING/GROUNDS REPORT – Guy

Guy reported the following:

- Roof replacement continues in order of need. Our contractor assesses the roofs each time replacement is done and lets us know which unit should be next.
- Parking lot / asphalt repairs were completed in both east and west lots. Future repairs will occur as they are needed.
- All trees and shrubs on common property were trimmed throughout the complex. One tree was removed and a new one planted.
- Fences continue to be repaired on an as-needed basis.
- We continue to do general repairs to door panels.

NEW BUSINESS

Unit #302 - The asphalt in parking stall for 309 was not repaired and it is bad; damaged. *Guy will check this out and advise the board of required repairs.*

Unit #329 - There has been no snow removal in the parking lot for 3 years. Is this the new norm? *No, it is not. We monitor from year to year and hire a contractor for removal when required. Last winter gravel was put down.*

Unit #329 - Concerned that snow may be shoveled against the side of her unit this year and is worried about it being against her foundation due to moisture. She acknowledged she was limited to speaking to the Corporation's lawyer on any issues regarding alleged moisture. *The board acknowledged discussion of alleged moisture would not be permitted at the AGM. With respect to snow against her unit, the Board would ensure the snow clearer was made aware again this year. *Note: the east wall of unit 329 is open to wind and therefore snow drifts may occur; however, snow will not be piled against the side of the unit by the snow-clearer.*

Unit #329 - She read last year's AGM minutes and saw that 330 reported mold in her upstairs bathroom. She wanted to know what happened when the board checked it out. *329 was informed the Board would review meeting minutes and provide her with a written reply.*

Unit #365 - The hydraulics on their screen door are not working. *A work order was completed for repairs and Guy will call 365 to make an appointment.*

Unit #302 - Why were fences so expensive to repair? *Many fence boards had to be sanded before being painted, and many other boards had to be replaced. Some owners did not paint the inside of their fence; the wood was worn and there was weather damage.*

Unit #340 - A ladder was stolen out of their backyard and a warning was given to everyone to put items away or lock them up so they don't experience theft.

The **Beautiful Yard Contest** was not done this year, as no one volunteered to judge. Do we want to do this in the future?

The board discussed, in general, that the Beautiful Yard Contest, refuse bins rented twice per year, and Halloween candy reimbursement were all a part of helping us to be a community and take care of our properties.

Unit # 302 – Yes, we should continue the Beautiful Yard contest if we have people who do not live in the complex doing the judging.

Unit # 335 agreed.

The board will continue the contest next summer and Charlene confirmed she had a few people who did not live at Northgate Terrace and were willing to judge.

Unit # 335 – Can we upgrade the park area, maybe get a playground? The board advised the previous playground was removed due to safety concerns. We could put planters and a bench in the area, however, to beautify it.

Unit #335 – On the issue of beautification, are there flowers beside the Northgate Terrace signs and has the Board encouraged front street facing units to beautify their front yards? *Yes, there are flowers beside both Northgate Terrace signs. The Board hadn't thought of a beautiful yard contest for front yards, but the idea was interesting, and we agreed it was something we would discuss further.*

Unit # 365 – They would like to get a replacement tree in their front yard and were hoping it could be the same type of tree as in their back yard (they want a flowering tree). *The board agreed to replace the tree that we had to remove from their front yard, as front yard is common property. We will contact arborist in the spring.*

Unit # 357 – Will the lines in the parking lot be repainted? Unit 363 parks at an angle and the lines are hard to see. *The board will check the lines out once the snow has melted (spring).*

Unit # 317 – Will there be a special assessment? *No. We have not done one and do not plan on doing one. There is a small condo fee increase in January 2018 so that specialist assessments are not required.*

Units 357, 329, 300, 366: Would like a copy of the reserve fund study. *Charlene will send copies to all units that requested.*

- ***During the 2018 AGM, Unit 329 requested an amendment to the above statement. Unit claims she requested the 2016 Financial Audit Statements, not the Reserve Fund Study.***

Charlene - . Would someone make a motion to pay
Unit #335 motioned, Unit #302 seconded. All in favour. Motion passed.

Charlene - Would anyone like to join the board? No response.

Meeting adjourned at 7:46 p.m.

The next regular board meeting is scheduled for December 7, 2017 at 7:00 pm.