

**MINUTES OF THE ANNUAL GENERAL MEETING**  
**Held on November 7, 2018**  
**At the Polish Veterans Hall**

**Total Unit Factors** = 10,000

**Required for Quorum** = 3333

**Unit Factors in Attendance** = 4091

• ***QUORUM PRESENT***

**Opening of the Meeting**

Meeting was called to order by Charlene at 7:02 p.m.

**Condominium Board Members Present**

Charlene  
Kare  
Guy  
Meredith

Charlene called for a motion to adopt the Minutes from last years Annual General Meeting. Unit #329 called for an amendment to the 2017 Minutes. The Minutes recorded that Units #357, #329, #300 and #366 had all requested a copy of the Reserve Fund Study. Unit #329 now states that she had requested the 2016 Financial Audit Statement, not the Reserve Fund Study. *The 2017 Annual General Meeting will be amended as requested.*

Unit #323 moved to adopt the Amended 2017 Minutes, Unit #302, seconded, the motion was passed.

**Report of the Officers**

**Treasurers Report – Charlene Sturtevant**

Operating Account:	\$
Reserve Operating Account:	\$
Reserve Savings Account:	\$
GIC:	\$
NEW GIC:	\$
<b>TOTAL</b>	\$

## **ARREARS**

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

Unit #329 - Commented that a realtor advised her that she should be receiving a Financial Report prior to the Annual General Meeting. *Charlene replied that we will take it under advisement. Meredith will discuss with Unit #329 after the meeting to get the details she has.*

Charlene called for a motion to approve the Treasurers Report. Unit #323 made a motion to accept the Treasurers Report as read, Unit #302, seconded, the motion passed.

## **BUILDING/GROUNDS REPORT – Guy**

Guy gave the following Building Report:

- We are continuing to work on the roofs as the budget allows.
- Side panels will be looked at again next year.

Unit #323 - There is a tree growing in Unit #324's yard and it's pressing against the siding & fence. Believe the tree may need to be removed. *Guy will investigate to confirm whether the tree needs to be removed or not.*

Unit #321 - Regarding the panels, their panels have been redone, but the caulking came off & needs to be redone. *Guy will look into this in the spring.*

Unit #318 - The tree in front of the house is rubbing on the bedroom window. It needs to be trimmed back. *We will trim the tree.*

Unit #338 - Guy & Bryan checked her back door and said that they would be back, but they never did. The screen door is still not sealing and cold air is coming in. *Guy & Bryan will go back and check/repair the door*

Unit #347 - The roof is leaking down by the back door. It was looked at in the summer, but is leaking again.

- Screen door – can't lift the window, the button is broken.
- Someone is dumping cigarette butts & garbage beside their car. Wants us to know it isn't them.
- Also, neighbor has lots of cat poop under the overhang. Understands it not their fault. *We gave some suggestions (i.e. moth balls, pine cones).*

*Guy & Bryan will return to repair the roof leak and the screen door.*

Unit #316 - Will there be any special assessments next year? *No, we don't anticipate any assessments.*

As there were no other comments, Charlene called for a motion to accept the Buildings portion of Guy's Report. Unit #323 made the motion, Unit #302 seconded, the motion passed.

## **GROUND**

Guy continued with his report:

- We have been replacing some cement steps around the complex (as needed).
- We have a good person in place for the parking lot snow removal.
- Unit #358's electrical post hasn't worked for several years. The post will be replaced next year.
- We are looking for someone to take over the flower beds on the west side next summer. If anyone is interested, please put your name in the lock box located at Unit
- Reminder, please ensure your doors are closed properly as we've had some wind damage.
- We will continue with the Big Bin Event twice a year (Spring/Fall). Please save your large items (furniture, etc.) for one of the events as these items are not allowed in our regular garbage bins.
- We have had people request that the parking lot be painted with stall lines. We will look into this in the Spring.

Unit #366 - Is wondering if anyone has a parking stall available for rent. *Unit #300 is moving her car for the winter. You will need to check with her before Sunday as she's leaving.*

Unit #357 - Back step needs to be done. *Guy said it will be done in the Spring.* Also, how many renter's are there? *Not sure.* My neighbour has a mattress in the backyard. *Guy will take care of that tomorrow.*

Unit #338 - Snow has been shoveled into the visitor parking stall so visitors have been parking in her stall. *We will see if we can move the sign so it is more visible.*

Unit #347 - Steps need to be pushed up against the building. *Guy will have that done.*

Unit #323 - has a dip where her tires go and she is having trouble getting out of her stall. *we will fill the dips with gravel. That should help.*

Unit #349 - When coming in from the street it gets quite slippery. Can we put something there? *If it gets really bad let us know & we will put gravel down.*

Charlene called for a motion to accept the grounds report. Unit #349 made the motion, Unit #357 seconded, the motion to accept the grounds report passed.

Charlene asked if anyone would be interested in serving on the Board. *There were no volunteers. The current Board will remain as is.*

Beautiful Yard Contest - Charlene announced the winners of the 2018 contest as Unit #328, Unit #363 and Unit #323. Congratulations to the winners!

Charlene called for a motion to pay \_\_\_\_\_; Unit #302 made the motion \_\_\_\_\_, Unit #323 seconded, the motion to pay the \_\_\_\_\_ passed.

\_\_\_\_ Unit #323, complained that there wasn't enough notice given for the AGM. *We will give at least a week to 10 days next year.*

As there were no other issues on the table, Charlene adjourned the meeting at 7:53 pm.