

MINUTES OF THE ANNUAL GENERAL MEETING
Held virtually on November 23, 2021

Total Unit Factors = 10,000

Required for Quorum = 3333

Unit Factors in Attendance = 3856

- ***QUORUM PRESENT***

Opening of the Meeting

Meeting was called to order by Charlene Sturtevant at 7:00 p.m.

Condominium Board Members Present

Charlene
Guy
Meredith
Minas
Joanne

Charlene called for a motion to adopt the Minutes from last year's Annual General Meeting. Unit #350 made a motion to accept, unit 307 seconded, the motion was passed and the minutes were approved.

Report of the Officers

Treasurers Report – Charlene Sturtevant

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

ARREARS

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

Charlene called for a motion to approve the Treasurer's Report. Unit 307 made the motion, unit 350 seconded, the motion passed.

BUILDING/GROUNDS REPORT – Guy Bilkoski

Guy reported the following:

- Water main break repairs have all been completed.
- Several roofs were replaced throughout 2021 and we will continue this throughout the complex in 2022.
- Many eavestroughs were cleaned and repaired and starting in 2022 we will have cleaning done yearly.
- Parking lot lines were painted in both parking lots after paving repairs.
- The Big Bin rental got good use in 2021 and we will continue to rent once or twice per year, with the next one being in spring 2022.
- Security lighting was installed in two areas of the emergency lane to create better visibility in the complex.

NEW BUSINESS - All

Charlene reported that The Beautiful Yard Contest winners were 307, 327, 363 (front yard) and 316, 336, 342 (back yard). Charlene will drop off cheques of \$150 to each winner.

Bylaws

- Meredith discussed that several of our bylaws are out of date due to the passage of time. For example, our bylaws require that all vehicles have current registration as seen by license plate stickers; however, the province no longer issues stickers. Another example was that our bylaws state no vehicles over 1 ton, but people drive larger SUV's now and they are over 1 ton (eg. Hyundai SantaFe is roughly 4000 lbs or 2 tons). There was also a difference between vehicles rated as being over 1 ton, vs. those that actually weigh over 1 ton. The board explained that 75% of units would need to agree to bylaw changes and we would be working on multiple changes over the coming year. The board asked that everyone respond when asked to vote for a change. If they didn't agree that was okay, just tell us why, but please give an answer so we can get the work done.

350 – There was a course available through CCI on bylaws and changes and he took it years ago when he was on the board. We will look into this and thanked 350 for this helpful information.

Lighting

- Charlene explained that the board would like to follow the guidelines from last year's AGM where we shared Edmonton Police information on reducing crime and increasing lighting in the complex. This would involve installing dusk to dawn lighting on the front and back of every unit and would likely have a special assessment of about \$200 per unit. Meredith read through last year's AGM minutes to explain what was recommended for us and noted the lighting installed in the emergency lane as an example. The next thing we wanted to do was light up the walkways leading to Roseland.
- Charlene asked 350 if he would be willing to have a light outside his unit that was similar to the one in the emergency lane. She confirmed it was LED and

very little power was used. 350 will consider the installation, but had some concerns with power usage and the light shining into the bedrooms across the walkway from him. The board agreed with the concern and advised the light would need to be low enough and angled to light up the walkway and not people's bedrooms. 350 agreed to discuss further with the board and consider options. We will follow up at the next board meeting.

343 – Dusk to dawn lighting can be purchased from Amazon for about \$80 each.

307 – Has a dusk to dawn light in the back and motion sensor in the front and really likes them. Doesn't want new lighting if it's not needed for her.

350 – This would be similar to the door changes done years ago. If someone had lighting that was above the standard of what we need, they would not receive a special assessment or new lighting. If they were below the standard, they would. He wondered about the board covering the costs fully. The board explained that we had \$500 from winning an early bird contest with CCI and would put that towards lighting, but extra costs would need to be a special assessment or a condo fee increase.

307- Will the board let owners know ahead of time so they can prepare for any cost? The board confirmed it would.

350 – Suggested that unit owners be given the option to pay in installments rather than all at once if they couldn't afford it. The board confirmed this would be an option.

350 - asked if there were questions or concerns about snow removal after the recent dump of snow. There were none yet. The board confirmed if there was another snowfall like the last one, we would need to get the parking lots cleared, but due to the high cost we try to do this only once or twice a year when needed.

324 – asked if parking lot spaces could be widened for owners because the stalls were narrow. He wondered if a few visitor parking stalls could be given up for this. The board confirmed the parking lot lines were just painted so we wouldn't look at this right now, but it could be a consideration for future parking lot work.

343 – Suggested that bylaws also be consulted when looking at the number of stalls, as there may be parking guidelines in there. The board will review this with our review of the bylaws.

307 – A lot of residents have been parking in visitor night after night. Guy asked 307 to send him information on the vehicle and the unit and he would issue a warning. If they continued, there would be a fine. It was important to know the unit number or we had no way of enforcing the visitor parking bylaw.

319 – Sent an email to the board about the grading around his unit and said it sloped toward the unit and caused water to pool. He confirmed this was in the back yard. We reviewed that the back yard was for the personal use of unit owners and would be their responsibility.

350 – Drainage may be a condo board responsibility if the unit owner hadn't done anything to change their yard from the original plan.

319 – agreed to let the board review this at the next meeting and get back to him. For now, the area was covered with snow and couldn't be seen until some of it melted.

Charlene asked if anyone else would like to join the board and unit 350 volunteered. He served on the board years ago and also had a special bylaw status that was helpful for bylaw infractions. He didn't have that status anymore, but he was willing to help with whatever he could. Welcome aboard, Darryl!

Charlene asked for a motion to pay the honorariums to the board members. 350 made the motion, 307 seconded. Motion passed.

The meeting adjourned at 7:51 pm.

The next regular board meeting will be scheduled for January, 2022.