

## **2012 Strata 2947 AGM – June 30, 2012**

### **Minutes of Meeting.**

- David Chorneyko called meeting to order at 4:05pm. Tallied proxies (zero) & roll call 11 in total. A quorum is present.
- David Chorneyko is chairing the meeting.
- David Chorneyko made motion to approve agenda. Seconded by Gloria Dingwall. All voted yes. Approved.
- David Chorneyko motioned to approve 2011 minutes. Seconded by Dave Clayton. Vote: all in favour. Approved.
- 2011 financials (year end June 30, 2011) reviewed by Jan Mathews and Gary Hicks. No questions raised from the floor.
- Budget: David Chorneyko. Reviewed line items. Much time spent discussing the Dec., 2013 deadline for depression reports. All stratas must have these. Next year's proposed budget will have this item. David estimates this report will be between \$2,000 and \$3,000. Next year...
- Kathie Chorneyko presented strata financials. Budget shows deficit, however this is reflective of a conscious effort to bring our large bank balance down from its current estimate of almost \$14,000 to between \$5,000 and \$10,000.
- Landscaping: David commented that last year there was a formal letter of complaint regarding landscaping. David noted that there have been a significant number of homes that have now/recently improved their landscaping.
- Home owner seeking approval for color change to home. Motion by John Terrace to change the color of his home to dark grey color (the color of the new Tyee home in other strata). Second by Al Grant. David opens floor to discussion. David wonders about the trim—that uniformity in trim is important for the community as a whole. Al Grant feels that as long as we stay with earth tones it should maintain the feel. Put to vote: unanimous approval.
- David Chorneyko says: anyone who wants to stain their respective homes the same color; their color codes are in Cloverdale Paints in Cranbrook.
- David Chorneyko spoke to United and they are in the process of cleaning up the boulevard somewhat. David has been pleased with what he's seen. Hopefully it will continue to improve.

- David Chorneyko motion to amend budget with moving the Depression Report costs to next year. Motion to remove that item. Motion to approve budget; John Terrace seconded; all voted in favour. Approved.
- David Chorneyko motion raised to waive strata fees for President, Greg Gannett seconded; all voted in favour. Passed.
- Request for auditors: Greg Gannett & Al Grant assigned auditors for 2011 financials.
- David Chorneyko brings up the topic of Landlord responsibilities. It is important that the landlords get their respective tenants the Strata Bylaws. Landlords should get something in their respective agreements that protects them from bylaw infractions caused by their tenants. We need to make sure that the tenants know that there are bylaws here and they need to follow them.
- Topic of Boulevard landscaping brought to floor- no discussion.

#### **Election of Officers.**

- President: David Chorneyko Al grant nominated, and seconded, Elected
- Vice President: Al Grant nominated and seconded by Dave Clayton. Elected.
- Secretary: Brad Mahon nominated and seconded. Elected
- Treasurer: Dave Claydon nominated and seconded. Elected.
- Directors: Norm Mathews, Greg Gannett and Paul Rogers nominated and seconded. Elected
- David declares the next meeting will be Saturday, June 29, 2013.

**David Chorneyko declared meeting closed.**