

MINUTES for 2013 Annual General Meeting
Strata Plan, NES 2947
Saturday, June 29, 2013 at 320 Forest Crowne Close

- David Chorneyko called meeting to order at 4:04pm.
- Certified proxies are brought forward—three (3) in total.
- Quorum is established at 14 present at meeting (quorum is 9 of 25 strata lots, from section 48 of the Act)
- David Chorneyko, President to chair the meeting
- David Chorneyko motioned for the 2013 AGM agenda to be approved (this 2013 AGM agenda was provided with the meeting notice); Al Grant second; passed by unanimous vote.
- David Chorneyko motioned to approve minutes from the last (2012) annual general meeting (these minutes were provided with the meeting notice); Angie need last name second; passed by unanimous vote.
- Deal with unfinished business: Last year's audit—Kathi Chorneyko spoke regarding last year's audit. It passed. Greg Gannett and Al Grant were our auditors. They signed and "passed" our books.
- Bookkeepers Report: Kathi spoke on this matter; all in attendance viewed balance sheets/financials: Kathi summarized and explained numbers. No commentary from those in attendance—all agreed things looked fine. Financials: David Chorneyko moved to have financials approved; Brian White second; vote passed unanimously.
- President's general report on strata activities: David Chorneyko spoke on this – he pressed how important it is for the Strata to have good financials, and then walked all in attendance through the 2012-2013 Strata Budget, thoughtfully explaining/verbalizing all numbers. Awesomely, the 2012-2013 budget/*proposed* numbers and the 2012-2013 *actual* numbers were extremely close. Discussion from the floor regarded the possibility of dulling the street lights a tad – lower wattage of bulbs, more efficiency, etc. Good open discussion followed. No firm decisions made, but the general consensus was that there is an interest in this—moving to lower wattage bulb for the community's street lamps. Motion by Al Grant that the next time a bulb goes out, David Chorneyko is authorized to get a new ballast and we see how these work – so a trial of sorts. Motion second Dean Williams. Unanimously passed.
- Next, to ratify any new rules made by the strata corporation under section 125 of the Act; this was to wave strata fees of the President, David Chorneyko as a gesture of thanks for all of his excellent service to the community. Motion by Brad Mahon to wave strata fees of the President. Seconded by Kathy White. Passed unanimously and enthusiastically.
- Next, the report on insurance coverage in accordance with section 154 of the Act; David Chorneyko walked all in attendance through the insurance summary. No questions or concerns from the floor.
- Next, David Chorneyko talked about Depreciation Report. The idea was to try and get a volume discount by getting the other two neighboring Stratas

involved. That is not going well. One of the other Stratas is on board, but the other Strata is not as organized. David Chorneyko thoughtfully gave a history of the legislation. There is a person in Cranbrook who quoted about \$1800 for a Depreciation Report for our Strata. David Chorneyko also explained what the report actually reports on and why it is so valuable (besides being a “law”); this is necessary in sales of lots and properties. David Chorneyko outlined a plan to get one right away (then it has a 3 year life) – with a ¾ vote we could forego year 4 and 5—so do one of these every five years. Some discussion from the floor, however all in favor of David Chorneyko moving forward with this item (no motion necessary as the Depreciation Report is in this upcoming year’s budget).

- No motion necessary as these things are in the 2013-2014 budget. Question from floor: what is the target for the contingency fund? David Chorneyko says \$60,000 is the 20 year target as that is likely the cost to redo the roads. David Chorneyko then spoke about Street Maintenance—pavement crack filling. Motion to approve the 2013-2014 budget by David Chorneyko; second by Gloria Dingwall; passed unanimously.
- Next, David Chorneyko requested auditors for the Stratas financials - Paul Rogers and Greg Gannett will audit the books.
- Next, Form Request Policy (Policy attached to meeting notice): David Chorneyko went through the need for this policy—to get the information required available quickly and smoothly. David Chorneyko motioned to adopt a forms policy; second by Lynn Gannett; passed unanimously.
- New business by David Chorneyko: deck railing approval for 320 Forest Crowne. Motion by David Chorneyko to approve request; second by Gloria Dingwall; passed unanimously.
- Open Forum: question from floor regarding the bike paths—cracks growing and grass, weeds growing through—who is responsible for maintenance of the paths? David Chorneyko commented that, technically, these are our paths. The city does maintain (shovel) these pathways. Hopefully the city will replace and pave these paths when the time is necessary.
- Next, Kathi Chorneyko came forward to facilitate the election of the 2013 board:
 - David Chorneyko is nominated for president; Elected.
 - AL Grant is nominated for vice president; Elected.
 - Brad Mahon is nominated for secretary; Elected.
 - Dave Clayton is nominated as treasurer; Elected.
- Next, a call forward for directors: Greg Gannet and Brian White and Norm Mathews are all nominated and subsequently elected.
- Open forum/comment from the floor: lots of love in the room – thank you’s to the Board.
- David Chorneyko schedules the next meeting; proposes Saturday June, 28, 2014. This date is motioned by David Chorneyko; seconded by Al Grant; and finally passed unanimously.
- 4:43pm David Chorneyko closes the meeting.