



MINUTES FOR 2014 ANNUAL GENERAL MEETING

Held Saturday June 7<sup>th</sup>, 2014 at 320 Forest Crowne Close, Kimberley, BC.

- David Chorneyko (DC) called meeting to order at 1605 hrs
- Nine certified proxies are brought forward
- Ten owners present at meeting, therefore 19 owners represented at meeting and a quorum was established (quorum is 9 of 25 strata lots as per section 48 of the Strata Act)
- DC elected to chair the meeting
- DC welcomed the new residents of the strata
- DC presented proof of notice of meeting
- DC motioned to have Agenda approved, seconded by Paul Rogers; passed unanimously
- DC motioned to approve minutes from 2013 AGM, seconded by Alan Grant; passed unanimously

• **Internal Audit**

Kathi Chorneyko confirmed 2013 internal audit was approved by the internal auditors

• **President's Report**

DC gave a summary of the year and there were no concerns from the floor. DC confirmed that as agreed at last year's meeting that when the bulb from the street light outside 320 FC went out he replaced it with a 70w bulb. In order to change wattage you also have to replace the transformer. It was agreed that the street lights were very bright and therefore to continue to lower wattage and changing out of transformers as other bulbs fail and to review at future date.

• **Depreciation Report**

DC confirmed report completed in 2013 as required by the Strata Act. The Act requirement is every 3 years unless  $\frac{3}{4}$  vote to waive report. Discussion took place and it was agreed that as small Strata and well maintained that a report every 5 years would probably be sufficient. DC advised report recommended an increase an annual contribution of \$4000 to Strata's Contingency Fund and that a journal be maintained, primarily for future use, where all common assets be recorded together with the condition of said assets. DC confirmed he started the journal and would pass it on to the incoming President to be maintained on an annual basis.

• **Financial Report and Book Keepers Report**

Kathi Chorneyko gave detailed report on the Profit and Loss and Balance sheet statements of the strata and no concerns were raised.

- No new rules were agreed for 2014

• **Insurance Coverage Report**

DC confirmed all in order in accordance with section 154 of the Strata Act. No concerns were raised.

• **Budget**

DC gave a detailed report on the budget. The number of strata units in respect of income to be shown as 25. No concerns were raised. DC motioned to approve budget for 2014/15 seconded by Al Grant; passed unanimously

• **Book Keeper**

It was agreed by quorum that Jan Mathews would take over as Bookkeeper. A discussion took place regarding paying Kathi Chorneyko for the booking keeping to date as she will be handing over prior to

the end of year. It was moved by Angela Claydon that Kathi be paid in full, seconded by Cathy White; agreed unanimously

- **Internal Auditors**

Jeff Saari and Kevin Stone agreed to audit the books

- **New Business**

1. DC advised he had a note from John and Linda Terris that they wish to proceed with the build of the garage that was in the original plan agreed when purchasing the lot and that the build would conform to all City and Forest Crowne guidelines. DC moved to approve the build of the garage with the proviso that it was built within the building envelope and conformed to the architectural design guidelines for Forest Crowne. Seconded by Angela Claydon; passed unanimously.
2. Kevin Stone requested approval for the build of a car port and shed. DC advised he had seen the plans and moved to approve the build of the carport and shed with the proviso that it was built within the building envelope and conformed to the architectural design guidelines for Forest Crowne. Seconded by Norm Mathews, passed unanimously.
3. Angela Claydon advised that Lorraine Royalle had asked if thought be given to paving the Strata land that abuts houses 316 and 318 that was landscaped previously but is now just a bed of weeds. Discussion took place and Paul Rogers (316) and Bryant & Cathy White (318) had no concerns. It was thought that it could improve the look of the strata and that the Executive would consider obtaining a quote for completion prior to this coming winter.

- **2014 Board Elections**

Jack (309) facilitated the election of the 2014 Executives

- Alan Grant nominated as President : Motioned by Angela Claydon Seconded by Bryant White
- David Claydon nominated as Vice President : Motioned by Alan Grant Seconded by Angela Claydon
- Jan Mathews nominated as Treasurer : Motioned by David Chorneyko and Seconded by Jamie McAuley Lain
- Brad Mahon nominated as Secretary : Motioned by Alan Grant and Seconded by Norm Mathews
- Bryant White, Jeff Saari and Kevin Stone nominated as Directors: motioned by Angela Claydon and Seconded by David Chorneyko

**All nominations were passed unanimously**

The new Executive board agreed that the Strata Royal Bank account signatories would be amended by removing Robert Foote and David Chorneyko and adding Alan Grant, Jan Mathews and Kevin Stone to join David Claydon, an existing signatory. This would facilitate having two full time strata resident and two part time residents residing fulltime in Calgary as signatories. The board also agreed the signatories should be changed in the same way for Edward Jones.

- The meeting wanted to express their thanks to David and Kathi Chorneyko for all their hard work over the last few years in ensuring a successful Strata and neighborhood.
- DC closed the meeting at 1709 hrs