



2022 AGM Minutes approved at 2023 AGM

Minutes of the 2022 Annual General Meeting
Strata Plan NES 2947
Sunday July 31, 2022
317 Forest Crowne Close
Kimberley BC

Meeting is called to order by President Al Grant at 4:03pm

Certify proxies and corporate representatives;
14 owners present
4 proxies collected
18 total owners represented

Determined that there is a quorum with 18 out of 25 lots represented at AGM

Attendees elect Al Grant to chair meeting

Proof of notice of meeting was cited. Notice was sent via email July 14, 2022 inclusive of 2021 AGM minutes, 2022 Agenda and 2022/23 Budget. No emails rejected from all emails on record.

Motion to approve Agenda was raised by: Dave Claydon, seconded: Kevin Stone. All voted: Carried

Motion to approve 2022 AGM minutes raised by: Theresa Gregory, seconded: Bryant White, all voted. Carried

Unfinished business from 2021 AGM:

i. Last year's audit of financials
Audit completed by Jeff Saari and Bryant White

ii. Approve 2020-21 financials

Motion to approve 2020-21 Financials raised by: Angela Claydon seconded: Carrie Grant, all voted. Carried

President's general report on strata activities:

- One real estate transaction, welcome Charlotte.
- 2021/22 Budget vs actuals review
 - Budget was \$14,356
 - Only extraordinary expense was garbage enclosure bear damage repair (net \$525)
 - Actuals were \$14,123 (\$233 under budget)

- Average snow removal expense year. More sanding required due to thawing and freezing cycles.
- GFL (garbage services) raised tank charge 10% Jan 1, 2022 and fuel surcharge has climbed from 14.2 to 35.8%. Also introduced an environmental levy of 9.3% January 2022. Was able to have the levy removed February going forward in 2022.
- 2021 Reserve fund contribution increased 10% to \$4840 as per Reserve Fund capital budget
- Strata liability insurance premium increased 15% to \$1118
- LED lights performing as advertised. No repair expenses in past 12 months. Electricity cost down to \$0.36/day average.

Financial report

Treasurer, Jack Lain was unable to attend, financials present by Al Grant. Copies of financials were distributed to attendees.

- Statements prepared as per CPA standard
- Revenue July 1, 2021 to June 30, 2022 \$15,050
- Statement of Revenues and Expenses. Net asset: \$\$8630
- Balance Sheet: Members equity \$71,343
- June 30, 2022 closing bank account balance: \$\$8937.22

Contingency fund

- 2021 contribution \$4840.00
- June 30, 2022 closing balance \$62,395.50
- 12-month interest gain: \$693
- On budget as per current Reserve Fund study to meet future obligations
- Fiscal 2023 contribution will be \$5324
- GIC interest rates have improved in 2022

Next item was to ratify any new rules made by the strata corporation under section 125 of the Act; none in the last 12 months

Report on insurance coverage in accordance with section 154 of the Act; if the meeting is an annual general meeting;

- Coverage remains in force in accordance with Section 154 of the BC Strata Act, through Wawanesa Insurance as in past years
 - \$5,000,000 commercial aggregate
 - \$2,000,000 each occurrence
 - \$1000 deductible
 - Copies of policies can be obtained from Al Grant

Al Grant went through 2022/23 Budget that was included with meeting notice materials.

- Snow removal budget based on 5 year rolling average. Expenses are creeping up and budgeted for hourly increase for equipment.
- Garbage services have been under inflationary pressures. Have budgeted for another 10% increase Jan 1, 2023
- Fire hydrant service has already been invoiced and paid at same price as last 10+ years.
- Strata liability insurance also under inflationary pressure. As of AGM meeting, 2022/23 premium quote has not been received. Budgeting for a 10% increase

- o Reserve fund contribution will be \$5324 as per Taycon Reserve Report cash flow model & capital budget
- o Projected revenue: \$15,000. As per cash flow modelling produced in 2020, strata fees will be held at \$600/yr (\$50/mth) from 25 properties for third year in a row. Modelled future fee schedule will be revisited in 2023.
- o ~~\$5100~~ forecasted bank cash balance @ Sept 30, 2022 when 2023 revenue is received
- o 2022/23 Budget is \$15,884. Deficit will be covered by 2021 budget surplus and general operating account.

Commented [1]:

Motion raised to approve 2022/23 budget raised by: Chad Wilkinson, seconded: Marilyn Markou, all voted. Carried.

Strata Fee invoices (Oct 1, 2022 to Sept 30, 2023), for \$600 payable Oct 1, 2022 will be emailed to all owners on record.

New items of business:

Bookkeeper

- o Jack Lain has agreed to serve as Treasurer for the 2022-23 fiscal year.

Call for internal auditors: Jan Matthews & Neil Ross volunteered to audit the 2021/22 ledger binder and financials

AI Grant opened the floor for any new or old business discussion

- 1) Discussion on weeds and who is taking care of them
 - The city is supposed to hire someone to take care of the overgrown weeds on the boulevard bordering the Strata
 - AI has volunteered to speak with the city to find a solution
 - Dave will call the Lawn Doctor and get a quote for our area and bottom of hill
 - Owners have been doing it for free recently
 - Suggestion to speak with all stratas and see if we all want to split the cost
 - Comment from quorum that all owners can help by taking care of noxious weeds on and near their properties

Next item of business was to Elect the Council: president, vice president, secretary, treasurer and directors.

Motion suggested that would elect all directors by acclamation as all current directors have agreed to sit for 2022/23.

Motion raised by: Kevin Stone, seconded by: Bryant White, all voted and approved unanimously. Carried

Election nominees and results:

Position	Name	Nominated By	Seconded By
President	Alan Grant	Acclaimed	Acclaimed
Vice President	David Claydon	Acclaimed	Acclaimed
Treasurer	Jack Lain	Acclaimed	Acclaimed
Secretary	Khadija Flynn	Acclaimed	Acclaimed

Director	Kevin Stone	Acclaimed	Acclaimed
Director	Bryant White	Acclaimed	Acclaimed
Director	Jamie McAuley-Lain	Acclaimed	Acclaimed

Last item of business: Schedule the next meeting. Discussion resulted in quorum agreeing with Aug 6, 2023

Motion to terminate meeting by Angela Claydon, seconded by Bryant White. Carried.

Meeting terminated at 4:59pm