

**MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN BCS1682  
HELD WEDNESDAY, NOVEMBER 5, 2008 AT HOLY FAMILY PARISH HALL,  
5700 NICKERSON ROAD, SECHELT, B.C. 7:05 P.M.**

<b>REPRESENTATION:</b>	<b>IN PERSON</b>	<b>30</b>
	<b>PROXIES</b>	<b>2</b>
	<b>TOTAL</b>	<b>32</b>

**1. REGISTRATION**

Calling the Roll, Certification of Proxies and Issuance of Voting Cards was confirmed and it was determined that the Owners present constituted a quorum and the meeting was competent to proceed with business.

**2. PROOF OF NOTICE**

It was MOVED and SECONDED (SL# 58/ SL# 4) that the Notice of Meeting was delivered and mailed in accordance with the Strata Property Act.

**CARRIED**

**3. CALL TO ORDER**

Sheila MacDonald welcomed everyone and indicated that she had been asked by the Strata Council to Chair the Meeting. There being no objections the Meeting was called to order at 7:25 P.M.

**4. APPROVAL OF AGENDA**

The limitation of Rental Units, and the control of pets within the Strata were added to the agenda for discussion.

**5. APPROVAL OF PREVIOUS MINUTES**

It was MOVED and SECONDED (SL# 14/ SL# 16) that the minutes of the Annual General Meeting held Wednesday October 3, 2007 be amended to show that the location of the Canada Post mailboxes within the Park on Louise Way was discussed.

**CARRIED**

It was MOVED and SECONDED (SL#17/SL#58) that the minutes of the Annual General Meeting held Wednesday October 3, 2007 be approved as amended.

**CARRIED**

**6. REVIEW OF INSURANCE COVERAGE**

The Treasurer reviewed the insurance carried by the Strata Corporation, and advised Owners to ensure that their individual insurance coverage is adequate. Particular attention should be paid to the deductibles under the Strata policy, it is recommended that the individual policy contain a provision to cover the owners share of the deductible in the event of a claim. In response to several questions, Owners were assured that the liability and accident coverages in the Strata policy are adequate.

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**7. CONSIDERATION OF ¾ VOTE RESOLUTIONS**

It was MOVED and SECONDED (SL#34/SL#29) that ¾ vote resolution # 1 be approved.

**BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT**

**Division 6 – General Bylaws  
N. Street Parking**

“There shall be no parking permitted on any paved Common Property roadway within Cascade Heights at any time”

Although a similar bylaw was defeated at the last AGM, the Strata Council is very concerned about liability issues around the unregulated parking on the narrow streets within the Strata. The Fire Department supports a ban on all parking. A letter from the Fire Chief is attached to these minutes. It was pointed out that a ban on all parking could cause considerable inconvenience to some people particularly the elderly and the disabled. Although bylaws should be specific, their enforcement can and should be carried out with common sense, and consideration toward our neighbours.

The question was called on ¾ vote # 1.

**RESOLUTION PASSED  
25 VOTES IN FAVOUR, 7 AGAINST**

It was MOVED and SECONDED (SL#57/SL#14) that ¾ vote # 2 be approved.

**BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT**

**Division 2 – Repair and maintenance of Property by the Strata Corporation**

2. “ \$500.00 be allocated from the Contingency Reserve Fund for the relocation of the Canada Post Mailboxes within the Park.”

Various alternate locations within the Park were discussed.

**The question was called on ¾ vote # 2.**

**RESOLUTION DEFEATED  
11 VOTES IN FAVOUR  
21 VOTES AGAINST.**

**3.**

**8. CONSIDERATION OF THE 2008 FINANCIAL REPORTS.**

It was MOVED and SECONDED (SL#2/SL#58) that the 2008 Financial Reports as circulated in the Notice of Motion be approved.

**RESOLUTION PASSED UNANIMOUSLY**

It was MOVED and SECONDED (SL#58/SL#21) that any surplus from the 2008 fiscal year be transferred to the Contingency Reserve Fund

**RESOLUTION PASSED UNANIMOUSLY**

**9. CONSIDERATION OF THE PROPOSED 2009 OPERATING BUDGET**

It was MOVED and SECONDED (SL#22/SL#17) that the proposed Operating Budget as circulated in the Notice of Meeting be approved.

The Proposed Budget was reviewed line by line, and the adequacy of the Maintenance and snow and ice removal items was discussed. The Street Lighting Upgrade was discussed

It was MOVED and SECONDED (SL#4/SL#40) that the 2009 proposed Operating Budget be AMENDED to remove the Street Lighting Upgrade

**MOTION CARRIED**

**¾ VOTE #3**

**BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT**

Division 6 – General Bylaws

- O. “\$2,190.00 be included in the Operating Budget for 2009 for transfer to the Contingency Reserve Fund”

**RESOLUTION DEFEATED**

**BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT**

Division 6 – General Bylaws

- O. “\$3,250.00 be included in the Operating Budget for transfer to the Contingency Reserve Fund

**RESOLUTION PASSED**

**THE QUESTION ON THE AMENDED MOTION TO APPROVE THE 2009 BUDGET WAS CALLED**

**MOTION CARRIED UNANIMOUSLY**

**10. DISCUSSION**

- a) **Maintenance of the Boulevard on the north side of Tyler Road**  
It was generally agreed that “something needs to be done” about the condition of the boulevard. It is not the property of the Strata, or the owners individually, however The District of Sechelt relies on the owners of the properties bordering on all the boulevards in the District to maintain them in a satisfactory condition. An informal Committee of residents was formed to investigate possible solutions and their respective costs, both initial and ongoing, and to recommend a course of action to the Strata Council. The Council will pay reasonable costs, consistent with the funds available in the budget. The Gartry, Jorgensen, McBride, and Muri house holds volunteered to serve on the committee.
- b) **Painting/staining of the fence on the north side of Tyler Road**  
The maintenance of the fence on the north side of Tyler Road is the responsibility of the individual owners of the properties that border on Tyler Road. This Committee will also coordinate the staining of the fence, at the Owners cost, to ensure consistency.
- c) **Limit Real Estate signs inside the Strata**  
This item was discussed. It was generally felt that it was not practical to impose such a restriction, and no action was taken or recommended.
- d) **The Control of pets within the Strata**  
This is a difficult problem that generated heated discussion. It seems that there is no easy solution except to rely on our neighbours to ensure that their pets do not defecate on other people’s property. No action was taken.
- e) **Rental Restrictions**  
This item was discussed, however no action was taken, as such a restriction would require a bylaw. The wording of any proposed bylaw has to be included in the Notice of the Meeting at which it is to be discussed.

**11. ELECTION OF STRATA COUNCIL**

A vote of thanks was extended to the outgoing Strata Council

There was a request for nominations for the 2009 Strata Council  
Nominations were as follows:

- Debra MacWilliam
- Shannon Johnson
- Kevin Meronuk
- Reid Page
- Ed Harker

There being no further nominations the nominated Owners were declared elected by acclamation.

**12. ADJOURNMENT**

The meeting adjourned at 9:35 pm.

Strata Council met briefly to determine Strata Council positions, as follows:

- |                  |                 |
|------------------|-----------------|
| Reid Page        | President       |
| Kevin Meronuk    | Vice President  |
| Debra MacWilliam | Treasurer       |
| Ed Harker        | Secretary       |
| Shannon Johnson  | Member at large |