

“CASCADE HEIGHTS”
Strata Corporation BCS 1682
Minutes of the Annual General Meeting
Held Wednesday, February 19th, 2014 at 7:00pm, West Sechelt Elementary School

Present in Person: 19 Strata Lots
Proxy: 6 Strata Lots
Total: 25 Strata Lots

Holywell Properties: Gloria Allcock, Adam Major
Minutes: Gloria Allcock

1. Call to Order

The meeting was called to order at 7:00pm by meeting chair and council treasurer, Roger Bush.

2. Registration of Owner and Proxies and Proof of Quorum

19 strata lots were represented in person, and 6 strata lots were represented by proxy.
21 strata lots are required for a quorum, therefore a quorum was present.

3. Proof of Notice

Management presented proof of notice. Notice of the AGM was mailed via Canada Post on January 28th, 2014.

4. Approval of the Agenda

Strata Lot #26 MOTIONED to approve the agenda as circulated; SECONDED by Strata Lot #35. Carried unanimously.

5. Approval of the Minutes of the Prior General Meeting

Strata Lot #12 MOTIONED to approve the minutes of the AGM held February 27, 2013, as circulated; seconded by Strata Lot #6. Carried unanimously.

6. Business Arising from the Minutes:

No business was brought forward.

7. Review of Insurance Coverage:

Management reviewed the insurance policy. The current policy is through Economical Mutual Insurance Company. The policy runs to April 17, 2014. The annual premium was \$1659.00 with \$55,370.00 in replacement value coverage for property, \$5,000,000 in general liability and \$2,000,000 in Directors and Officers coverage. Owners were reminded to ensure they have their own insurance coverage for contents, any betterment to their unit, liability and a deductible extension. Court precedence has determined that a strata lot owner can be held responsible for the deductible, whether there was negligence or not. Management advised the ownership that obtaining insurance coverage is getting more difficult. Some major providers are not providing coverage for strata corporations due to record number of insurance claims across the country over the past year. Increases in premiums and/or deductibles is expected in the future.

8. Review of the Financial Statements for the Period Ending December 31, 2013.

The ownership reviewed the unaudited financial statements for the fiscal period ending December 31, 2013. The fiscal period ended under budget, with a surplus of \$4,112.78 The contingency reserve account held \$24,501.45.

9. Review and Approval, By a Majority Vote, the Proposed Budget for the 2014 Fiscal Period:

The ownership discussed the proposed 2014 as issued with the annual general meeting notice. Council is pleased that there will be no increase in strata fees this year. Strata Lot #15 MOTIONED to accept the 2014 budget as presented. SECONDED by Strata Lot #11. Approved unanimously.

10. Resolution 1: Landscaping

Strata Lot #1 MOVED that *by a ¾ vote of THE OWNERS, STRATA PLAN BCS 1682 (the "Strata Corporation"), pursuant to s. 128 of the Act, the Strata Corporation approves to add to the registered bylaw B(2):*

"The landscaped portions of the strata lot must be maintained to a reasonable level of tidiness and the strata lot is to be kept clear of overgrowth and debris."

This was SECONDED by Strata Lot #6. Discussion ensued.

The motion CARRIED with 19 in favor and 6 against.

11. Resolution 2: Inform the Strata Corporation

Strata Lot #6 MOVED that *by a ¾ vote of THE OWNERS, STRATA PLAN BCS 1682 (the "Strata Corporation"), pursuant to s. 128 of the Act, the Strata Corporation approves to add to the registered bylaw Division 7:*

- "(1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number, and mailing address outside the strata plan, if any.***
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.***
- (3) A completed Form K (Notice of Tenant's Responsibilities) must be provide as per Section 146 of the Strata Property Act."***

This was SECONDED by Strata Lot #7. Discussion ensued.

The motion was CARRIED all in favor.

12. New Business

Parking on the streets inside the strata was brought forward as a continuing problem. Residents are reminded that parking is NOT permitted on the streets for everyone's safety (emergency vehicles, etc) and consideration (blocking others' driveways, etc) If your strata lot is rented, please inform your tenant of same.

13. Election of the Strata Council:

Strata Lot # 1 MOVED, SECONDED by Strata Lot #2, that the following owners be elected to strata council:

Roger Bush	Strata Lot 34
Linda Dawson	Strata Lot 13
Tyler Federau	Strata Lot 57
Michael How	Strata Lot 41
Anita Kirkland	Strata Lot 43
Allison Miller	Strata Lot 4
Agnes Muri	Strata Lot 3

The new council for 2014 were approved by unanimous acclamation.

14. Adjournment: The meeting was adjourned at 8:00pm.