

MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN BCS 1682
HELD TUESDAY, FEBRUARY 22, 2011, AT WEST SECHELT ELEMENTARY SCHOOL
5609 MASON ROAD, SECHELT, B.C. 7:00 P.M.

REPRESENTATION:	IN PERSON	22
	PROXIES	6
	TOTAL	28

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

Doug Gallop, President of Strata Council, welcomed everyone and stated he would Chair the Meeting, and Linda Dawson was appointed as Secretary. The Meeting was called to order at 7:00 P.M.

4. APPROVAL OF AGENDA

The Rule concerning Parking arose and Council will confirm that the rule is permanent.

CARRIED

5. APPROVAL OF PREVIOUS MINUTES

It was Moved and Seconded (SL#34/SL#3) that the minutes of the Annual General Meeting held October 7th, 2009 be approved.

CARRIED

6. The President's Report was read by Doug Gallop which explained why the AGM was moved to February, 2011, information for the introduction of a Property Management Company to consider and some history on Sales within our Strata. The complete text of the President's Report is attached to these Meeting Minutes.

7. REVIEW OF INSURANCE COVERAGE

The Treasurer reviewed the insurance carried by the Strata Corporation. It was stressed that the green, sometimes pink, pipe covers on owner's lots be protected from cars and or damage. A question of whether Volunteer Accident Insurance is necessary or not, which Council will discuss prior to renewing for the coming year.

8. CONSIDERATION OF ¾ VOTE RESOLUTION #1

It was Moved and Seconded (SL#34/SL#4) that 3/4 vote resolution #1 be introduced.

BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT

Division 6 – General Bylaw
Recreational Vehicle Parking and Storage

“Storage of any recreational vehicle including trailers of all kinds on the front yard of any Strata Lot is prohibited”

Be amended to read:

“Storage of any recreational vehicle including trailers of all kinds and storage of any unlicensed vehicle of all kinds on the front yard or paved driveway of any Strata Lot is prohibited.”

The question was called on ¾ vote # 1.

RESOLUTION PASSED
26 VOTES IN FAVOUR, 2 AGAINST

9. CONSIDERATION OF THE 2010 FINANCIAL REPORTS

It was MOVED and SECONDED (SL#40/SL#3) that the 2010 Financial Reports as circulated in the Notice of Motion be approved.

RESOLUTION PASSED
UNANIMOUSLY

10. CONSIDERATION OF ¾ VOTE RESOLUTION #2

It was Moved and Seconded (SL#34/SL#4) that 3/4 vote resolution #2 be introduced.

BE IT RESOLVED BY ¾ VOTE RESOLUTION THAT

The 2010 budget operating surplus of \$874.00 be transferred to the Contingency Reserve Fund.

RESOLUTION PASSED
UNANIMOUSLY

11. CONSIDERATION OF THE PROPOSED 2011 OPERATING BUDGET

It was proposed by Ed Harker that the line item pertaining to “Management Fees” in the Budget be removed to be voted on separately.

It was MOVED and SECONDED (SL#14/SL#34) to bring the proposed amendment to a vote.

MOTION DEFEATED
18 VOTED AGAINST
4 VOTES IN FAVOUR

There was much discussion for and against a Management Company. The pros and cons were brought forward with many thoughts on the matter.

The question was called on $\frac{3}{4}$ vote to approve the 2010 Budget as proposed.

MOTION CARRIED
21 IN FAVOUR
1 AGAINST

12. DISCUSSION

- a) Road borders – Strata Lots were encouraged to maintain all areas, specifically the areas between the fence-line and the roadway.
- b) Snow Removal – If and when Council signs a contract with a Property Management Company, the Management Company will be able to secure a snow removal contract for the Strata.
- c) A picnic in the Park was met with enthusiasm; Council would like input from residents.
- d) A complaint of trucks parking on the grass of a Strata lot causing mud to be tracked onto the roadway was discussed, along with the appearance of a pothole on Emily Way. Both will be looked into by Council. Council requests that any and all complaints and/or suggestions involving the Strata and its residents be sent to Council to discuss and rectify where able. If Council does not know of something, it can't be acted on.
- e) Strata Council will meet with Harry Drost of Malaspina Realty & Property Management to review the proposed Property Management contract.

13. ELECTION OF STRATA COUNCIL

A vote of thanks was extended to Strata Council.

No new nominations for Council were received, therefore the current Strata Council of Kevin Meronuk, Shannon Johnson, Linda Dawson, Pete Jorgensen and Doug Gallop will continue unchanged for the 2011 year.

13. ADJOURNMENT

Motion to adjourn meeting at 8:55 P.M was approved.

UNANIMOUS

PRESIDENT'S REPORT

Good evening

My name is Doug Gallop, and I am the current President of your Strata Council.

I would like to explain why it has been 16 months since our last AGM. One of the main purposes of an AGM is to review the financial progress of the Strata Plan. Our financial year end is December 31 of each year. Therefore in order to have all the detail of a previous year available such that the Financial Statement can be approved as written, and a new budget can be prepared, it was necessary to move the AGM to a date in the New Year. Thus, AGMs in the future will most likely be held in February.

Your Council has attended to a variety of interesting tasks during this past year. They have involved several complaints, some requests for improvements, refurbishing the park, collecting fees and attending to financial matters, answering requests from real estate agents for various forms, monitoring our bylaws and rules, and most importantly communicating with you, the owners through bi-monthly Council meetings which produced minutes for all to read. All time consuming work.

To-night you will be requested to consider and vote upon the 2010 Financial Statement and the 2011 Budget, which includes a substantial amount for the maintenance of the park, plus an amount for a property management company, but does not call for an increase in your annual fees. These will be held at \$20 per month.

Your Council is proposing the engagement of a management company, when it was concluded that we were all doing very time consuming repetitive tasks. After limited debate Council all agreed that the benefits far exceeded the cost.

The cost is \$4.50 per month per year per strata lot. As stated there will be no increase in the annual strata fees, as our current revenue will cover that cost.

And what do we get for that minimal cost?

In the package you received for this evening's meeting was a list of the benefits of having a management company. Aside from relieving a significant onus on council members to perform many repetitive tasks, such as supplying forms to demanding real estate brokers, maintaining an accurate set of books and keeping an up to date record of owners and tenants, the most compelling reason is - continuity. Who keeps the files, and where are the Strata Corporation records being maintained. Who has the master plan of the strata, pipe locations, etc. should you have to refer to it prior to doing a modification to your property. When a council changes, which happens every one or two years, where is the continuity of the financial data. How can you - the owners - be certain that your records are secure and maintained in a place where they can be recalled with assurity? We must have confirmed continuity.

One does this with a property management company, and we are proposing the appointment of Malaspina Realty & Property Management, headed up by Harry Drost, a senior, licensed, registered agent.

The two resolutions cited on the proxy form cover the transfer of monies to the Contingency Reserve Fund and the restriction of parking unlicensed vehicles in addition to trailers, RVs, boats etc. on the front yard - including the driveway – of a strata lot. We do not wish for our strata to become a graveyard for unused and uninsured vehicles. There are garages and storage lots for these vehicles. As these resolutions are introduced your input will be welcomed.

Our complaints tend to be about nuisances and parking. The nuisance can be noise, dogs, or even the construction of outbuildings. Parking is a major annoyance to owners, especially vehicle owners who flagrantly park their vehicles in a manner that restricts access to driveways, as well as restricting the roadways to regular and emergency traffic. Short term stopping is not parking, and is overlooked. Parking for indeterminate lengths of time cannot be overlooked and should and will be restricted. Owners approved a permanent Rule at the last AGM that restricts parking on the common property of the Strata.

Owners are reminded that unsigned complaints are not acceptable.

The park was a major project during 2010, and I trust all agree that the improvements are significant, and pleasing. The cost of maintaining that facility is high and this year we requested quotations from three companies and have selected a well-respected maintenance company, Lawn & Order, operated by a very capable man, Ernie Huss. We have concerns as to the amount of use we get out of the park, and are considering a return to the annual owner's picnic and other activities, and will welcome any suggestions during that discussion.

One of the significant costs will be the replacement of the sprinkler time controller for the irrigation system, to meet SCRD standards. The current one waters every three days, including Sundays which does not meet the three days a week, exclusive of Sundays, allowed by the SCRD.

Others matters of concern are the overgrown areas around the neighbourhood. A couple of these are the borders between fences and the roadway, and the area behind the lots on Louise Way. The road borders are most unsightly, and owners are requested to replace the turf with a weed preventing sheeting covered with gravel. It makes for a much more appealing appearance when one enters the complex.

The maintenance of the areas behind the lots on Louise Way is more of a preventative nature, to avoid the rock structures from becoming unstable due to root formation. Owners are asked to maintain this area annually.

One of the many purposes of a Strata Council is to constantly maintain and upgrade the Strata Plan such that property values are maintained and continue to improve. When prospective new

owners visit our Strata Plan, it is the initial appearance of properties that encourages them to continue their quest. Generally speaking our properties are well maintained, but we still have some owners, and some tenants, who do the minimum maintenance of their property. One wonders at times, whether they own a lawn mower. It is these properties that may be contributing to lower interest in our Strata Plan.

We are aware that most owners have agreements with their tenants that may or may not include maintenance of the property. For minimal cost to an owner, the property management company we are proposing can provide counsel and advice on these agreements such that they do cover lot maintenance. We ask owners to be more forceful in requiring their tenant to maintain and beautify their property within the terms of those agreements.

For your information, only two of our Strata Lots were sold during the last year, even though at one time during the year there were 8 lots on the market. Interestingly, Phase 1, Cascade Court with 35 strata lots had 4 sales, and Phase 2, Cascade Green, with 33 strata lots, had 3 sales. One might ask why these lots sell and ours do not. Could it be the appearance of the lots in the Strata Plan?

Since only two lots sold within our plan, we now have 19 or 31% of the Strata Lots now being rented. If all these renters were to give a little more care to their lots, we probably could expect a greater interest in those properties that are for sale. As mentioned already, those owners who are renting and would really like to now sell, need make every effort to upgrade the landscaping, and review the arrangements with your tenants to encourage them to continue to maintain and upgrade their property.

As a matter of interest, Phase 1 has no renters. Phase 2 has only a couple of renters. And, for your information, strata fees of Cascade Court are \$45 per month which includes a gardening contract that has all of their front lawns mowed on a regular basis.

One final thing... You may have received a note in your door suggesting that you can significantly reduce your cost of natural gas delivered to your house. In the Vancouver area, where gas prices are in the \$6 per gigajoule range, one can sign a 3 or 5 year bulk purchase contract to set the price you pay for gas. Gas prices on the Sunshine Coast and Vancouver Island areas are approximately \$15 per gigajoule. Unfortunately, marketing agreements for the bulk sale of gas in these two areas has not been settled, so bulk prices are not available. The young lady who delivered that message apologizes, and says she will advise us all when such agreements are in place.

It has been a pleasure to serve on your Council this past year. Now let's get on with the meeting.

Thank you