

“CASCADE HEIGHTS”
Strata Corporation BCS 1682
Minutes of the Annual General Meeting
Held Wednesday, February 10th, 2021 at 5:00pm, Electronic Meeting

Holywell Properties: Kerry Jenkins

Minutes: Kerry Jenkins

1. **Call to Order:** The meeting was called to order at 5:01pm. Kerry Jenkins of Holywell Properties was elected to chair the meeting with all in favour.
2. **Registration of Owner and Proxies and Proof of Quorum:** Four (4) strata lots were represented in person and fourteen (14) strata lots were represented by proxy for a total of 18 strata lots. As per Cascade Heights bylaw 29 (2)(b) the persons present in person or by proxy and entitled to vote at any time during the meeting shall constitute a quorum, therefore quorum was met.
3. **Proof of Notice:**
Notice of the AGM was mailed via Canada Post and emailed on January 20th, 2021.
4. **Approval of the Agenda:**
Strata Lot 35 **MOTIONED** to approve the agenda; **SECONDED** by Strata Lot 56; **CARRIED** with all in favour.
5. **Approval of the Minutes of the Annual General Meeting held January 29th, 2020:** Strata Lot 35 **MOTIONED** to approve the minutes of the AGM held January 29th, 2020, as circulated; **SECONDED** by Strata Lot 56; **CARRIED** with all in favour.
6. **Review of Insurance Coverage:**
The strata’s current policy is through Gallagher and runs to April 17, 2021. The annual premium is \$4,533. The replacement value coverage for the property is currently \$1,667,000 and included with the policy is an extended replacement cost coverage of 130%. There is \$5,000,000 in General Liability coverage and \$500,000 in Directors and Officers coverage. Owners are reminded to ensure individual insurance coverage for contents, any improvements, liability, and deductible extensions, including earthquake.
7. **Review of the Financials for the Period Ending December 31, 2020:**
Management reviewed the financial statements for the fiscal period ending December 31, 2020. The period ended with a small surplus \$813 and it will be transferred into this year’s operating budget.
8. **Review and Approval, by a Majority Vote, the Proposed Budget for the 2021 Fiscal Period:** Strata Lot 35 **MOTIONED** to approve the budget, as presented; **SECONDED** by Strata Lot 56; **CARRIED** with 17 In Favour, 1 Opposed, 0 Abstentions.

Strata Fee payments are due March 1st and September 1st, 2021.

9. Election of the Strata Council:

Council members were thanked for their ongoing efforts. Ed Harker who will not be returning to council was thanked for his years of service. Owners who volunteered for this year's council were:

Kevin Meronuk Strata Lot 35
Rebecca Speirs Strata Lot 56
Debra Howard Strata Lot 58

Greg Foss Strata Lot 26
Victoria Long Strata Lot 34

Election of the council was **MOTIONED** by Strata Lot 56; **SECONDED** by Strata Lot 35; **CARRIED** with all in favour.

10. Meeting Termination: Strata Lot 35 **MOTIONED** to terminate the meeting at 5:15PM.