CREEKSIDE VILLAS
STRATA PLAN KAS 896

ANNUAL GENERAL MEETING MINUTES
THURSDAY, FEBRUARY 23, 2017, 7:00 PM

MANAGEMENT PRESENT:

Norma Kennedy, Property Manager
Okanagan Strata Management Ltd.
nkennedy@okstrata.com / Direct Line 778-760-1207

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1. **CALL TO ORDER**

   The Property Manager certified that the 260 eligible strata lots were represented by **60 owners, 28 in person and 32 by proxies**. All proxies were examined by the Strata Manager and found to be in order. Quorum was not present at the time of meeting so the meeting was called to order at 7:05 p.m. The quorum bylaw was invoked and the meeting was reconvened at 7:10 p.m. The owners and proxies constituted a quorum and the meeting was legal to proceed.
   If at the time appointed for a general meeting, a quorum is not present, the meeting shall stand adjourned for a period of five (5) minutes whereupon the adjourned meeting shall be reconvened at the same place and those persons present in person or by proxy and entitled to vote, at any subsequent point of the meeting shall constitute a quorum.

2. **ELECTION OF PERSON TO CHAIR THE MEETING**

   It was
   MOVED: SL 65 AND SECONDED: SL 31,
   That Norma Kennedy, Strata Manager Chair the meeting.
   ALL IN FAVOUR. *CARRIED.*

3. **FILING PROOF OF NOTICE DATED FEBRUARY 3, 2017**

   The Annual General Meeting notice was mailed to all owners on February 3, 2017 as outlined by the Strata Property Act and was duly noted in the records of the Strata Corporation.

4. **APPROVAL OF AGENDA**

   It was:
   MOVED: SL 240 AND SECONDED: SL 190
   To approve the agenda as presented.
   CARRIED, WITH A CLEAR MAJORITY IN FAVOUR

5. **ADOPTION OF PREVIOUS GENERAL MEETING MINUTES**

   It was:
   MOVED: SL 46 AND SECONDED: SL 65
   To adopt the minutes of the February 23, 2016 Annual General Meeting.
   ALL IN FAVOUR. *CARRIED*

6. **INSURANCE REPORT**

   The Property Manager provided an overview of the Corporation's insurance coverage explaining areas covered, limits of coverage, and deductibles. All owners were provided a copy of the current insurance certificate with the notice of this AGM.

INSURANCE NOTICE

DEDUCTIBLE CHARGE-BACK:
Please note that subject to your bylaws owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

The current water escape deductible is $25,000.00
(Please refer to the insurance cover note to review additional important deductible information).

OWNER IMPROVEMENTS / BETTERMENTS:
Please note that any in-unit upgrades and/or betterments completed by the current or any prior owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

7. **PRESIDENT'S REPORT**
None at this time.

8. **CONSIDERATION OF THE 2017 PROPOSED OPERATING BUDGET**
Norma Kennedy reviewed the financial statements for the period ending December 31, 2017 and presented the 2017 proposed operating budget.
It was:
MOVED SL 46; SECONDED SL 125
To approve the 2017 Operating Budget as presented.
CARRIED WITH A CLEAR MAJORITY IN FAVOUR.

NOTE: REGARDING STRATA FEE PAYMENTS

Please note with the passing of this budget there is a 2.13% increase in your strata fees for this fiscal period, retroactive to January 31, 2017.

Owners paying by pre-authorized withdrawal: Those owners currently paying strata fees by way of preauthorized withdrawal will have their fees automatically adjusted April 1, 2017, along with the retroactive shortfall payment to cover the increase portion for the period of January 2017, February 2017 and March 2017.

Owners paying by cheque: Please submit your monthly cheque in the new amount, and include the retroactive payment portion for the period of January, February and March 2017. Strata fees must be made payable to your strata plan number and submitted via mail or in person to the Okanagan Strata Management office.

If you require any information regarding your account please contact your property accountant, Suzanne at 778-760-1208

9. **<u>¾ VOTE RESOLUTION #1 –Approval of $80,000.00 Hot Tub Replacement CRF Expenditure</u>**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to replace the Hot Tub in the KLO building the expenditure not to exceed $80,000.00 from the CRF account.

It was:
MOVED SL 149; SECONDED SL 111
To approve the expenditure in the amount of up to $80,000 for the purpose of replacing the hot tub in the KLO Building.
35 IN FAVOUR 21 OPPOSED. *DEFEATED.*

10. **<u>¾ VOTE RESOLUTION #2 – Approval of $3,000.00 Dryer Vent Cleaning CRF Expenditure</u>**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to clean the dryer vents the expenditure not to exceed $3,000.00.

It was:
MOVED: SL 23; SECONDED: SL 31
To approve an expenditure in the amount of up to $3,000.00 for the purpose of cleaning dryer vents.
50 IN FAVOUR. *CARRIED.*

11. **<u>¾ VOTE RESOLUTION #3 – Approval of $6,000.00 Irrigation Improvements CRF Expenditure</u>**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to repair the irrigation lines throughout the complex the expenditure not to exceed $6,000.00.

It was:
MOVED: SL 111; SECONDED: SL 201
To approve an expenditure in the amount of up to $6,000.00 for the purpose of repairs to irrigation lines throughout the complex.
ALL IN FAVOUR.*CARRIED.*

12. **<u>¾ VOTE RESOLUTION #4 – Approval of $5, 000.00 Replacing Pump on Boiler A – Richter Building CRF Expenditure</u>**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to replace the pump in Boiler A in the Richter Building the amount not to exceed $5,000.00.

It was:
MOVED: SL 65; SECONDED: SL 114
To approve an expenditure in the amount of up to $5,000.00 for the purpose of replacing the pump on boiler A in the Richter Building.
50 IN FAVOUR. *CARRIED.*

13. **<u>¾ VOTE RESOLUTION #5 – Approval of $5,000.00 Down Spout Extensions CRF Expenditure</u>**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to extend and redirect approximately 49 down spouts to redirect the water away from the sidewalks and the building the expenditure not to exceed $5,000.00

It was:
MOVED: SL 111; SECONDED: SL 250

To approve an expenditure in the amount of up to $5,000.00 for the purpose of extending approximately 49 down spouts around the buildings.
49 IN FAVOUR. 2 OPPOSED. *CARRIED.*

14. **¾ VOTE RESOLUTION #6 – Approval of $5,500.00 For Painting Parking Lines, Numbers and Speed Bumps CRF Expenditure**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to paint parking stall numbers, lines and speed bumps throughout the complex the expenditure not to exceed $5,500.00.

It was:
MOVED: SL 201; SECONDED: SL 79
To approve an expenditure in the amount of up to $5,500.00 for the purpose of line, number and speed bump painting in all parking lots.
49 IN FAVOUR. 1 OPPOSED. *CARRIED.*

15. **¾ VOTE RESOLUTION #7 – Approval of $30,000.00 Asphalt Repairs CRF Expenditure**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to repair sinking pavement under vehicles and replace the pavement in the entire area on the north side of the Casorso building the expenditure not to exceed $30,000.00.

It was:
MOVED: SL 31; SECONDED: SL 116
To approve an expenditure in the amount of up to $30,000.00 for the purpose of repairing and replacing pavement in the north side of the Casorso building.
48 IN FAVOUR. 2 OPPOSED. *CARRIED.*

16. **¾ VOTE RESOLUTION #8 – Approval of $6,300.00 Jetting The Main Plumbing Lines CRF Expenditure**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas, to jet the main plumbing lines of the building the expenditure not to exceed $6,300.00.

It was:
MOVED: SL 102; SECONDED: SL 31
To approve an expenditure in the amount of up to $6,300.00 for the purpose of cleaning main plumbing lines.
48 IN FAVOUR. 1 OPPOSED. *CARRIED.*

17. **¾ VOTE RESOLUTION #9 – Approval of $4,200 Fire Alarm Panel (Richter) CRF Expenditure**
BE IT RESOLVED by a ¾ Vote Resolution of the Owners, KAS 896, Creekside Villas to replace the fire panel in the Richter Street Building the expenditure not to exceed $4,200.00.

It was:
MOVED: SL 102; SECONDED: SL 65
To approve an expenditure in the amount of up to $4,200.00 for the purpose of replacing the Fire Panel (Richter) building.
ALL IN FAVOUR. *CARRIED.*

18. **¾ VOTE RESOLUTION #10 – Approval of $9,000.00 Repairing Cracks On Ceiling Of Hallways CRF Expenditure**

BE IT RESOLVED by a ¾ Vote of the Owners, KAS 896, Creekside Villas to repair cracks in the ceilings of all buildings the expenditure not to exceed $9,000.00.

It was:
MOVED: SL 111; SECONDED: SL 102
To approve an expenditure in the amount of up to $9,000.00 for the purpose of repairing ceiling cracks in all buildings.
49 IN FAVOUR. 1 OPPOSED. *CARRIED.*

19. **ELECTION OF 2017 STRATA COUNCIL**

At this time the floor was opened for nominations to the 2017 Strata Council with the following outcome:

Leslie Kendall
Donna Dumont
Martyn Topham
Eric Mueller
Frank Perna
Aaron Gretchen

It was:
MOVED: SL102; SECONDED: SL 65
Those nominated at this meeting shall be elected to Council.
CARRIED UNANIMOUSLY.

20. **ADJOURNMENT**

The meeting was adjourned at 8:00 pm.

Submitted by:
Okanagan Strata Management Ltd.
Norma Kennedy, Property Manager
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Website: www.okstrata.com ***24 Hour Maintenance Emergency #: 877-797-0010***

A short council meeting was held directly after the Annual General Meeting for the election of officers and designation of signing authority.

Representing the Strata Corporation:

Present:

Unit: 208 Leslie Kendall

Unit: 214 Donna Dumont

Unit: 314 Martyn Topham

Unit 108 Eric Mueller

Unit: 220 Frank Perna

Unit: 209 Aaron Gretchen

Representing Okanagan Strata Management Ltd.:

***Norma Kennedy**, Strata Manager*

1. **CALL TO ORDER**
   The meeting was called to order at 8:10 p.m.
2. **NEW BUSINESS**
   a. **Election of Officers**
   It was: **MOVED and SECONDED**
   That the following shall be elected as officers for the Strata Council:
   Leslie Kendall, President
   Martyn Topham, Vice President
   Donna Dumont, Secretary/Treasure
   CARRIED

   b. **Signing Authority for OSM Trust Accounts**
   It was: **MOVED and SECONDED**
   That Leslie Kendall, Donna Dumont and Martyn Topham shall have signing authority on accounts held in trust with Okanagan Strata Management Ltd. All cheques from the trust accounts will require two signatures, one by any one of these individuals and a second by a Managing Broker for Okanagan Strata Management.
   CARRIED

   c. **Signing Authority for Non-OSM Accounts**
   It was: **MOVED and SECONDED**
   That **Leslie Kendall, Donna Dumont and Martyn Topham** shall have signing authority for any strata corporation bank or investment accounts which ARE NOT held in trust with Okanagan Strata Management Ltd. All transactions from these accounts will require authorization from any two of the signing officers.
   CARRIED

   d. **Election of Civil Resolution Tribunal Liaison** - OSM recommended that the council elect a person to liaise with the Civil Resolution Tribunal on any disputes raised by owners.
   It was: **MOVED and SECONDED**
   That Martyn Topham shall be elected as the Civil Resolution Tribunal liaison for the strata corporation.
   CARRIED

3. **NEXT MEETING**
   The next meeting was schedules to be held March 13, 2017 at 1 P.M., in the Richter Building.

4. TERMINATION

The meeting was terminated at 8:30 p. m.

Submitted by:
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Please Note: The Real Estate Regulations may require a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Okanagan Strata Management*.