

Chaparral Adult Village
CCN 9810287 – 2023 AGM
Wednesday November 22, 2023

1. CALL TO ORDER 7:08pm

Ally Noel welcomed all owners to the AGM of Chaparral Adult Village Condominium Corporation 9810287. Ally Noel of Go Smart Property Managers chaired the meeting and acted as Recording Secretary for the Meeting.

2. CALLING OF THE ROLL AND CERTIFYING THE PROXIES

Ally Noel of Go Smart Property Managers advised that 21 Units were represented in person and 9 units were represented by proxy for a total representation of 6,270 unit factors.

Pursuant to the Corporation's Bylaws, the quorum requirement of 25% of the persons entitled to vote and representing not less than 2,500 unit factors was met; this Annual General Meeting was regularly and duly constituted for the transaction of business.

3. PROOF OF NOTICE OF MEETING:

In accordance with the Corporation's By-Laws, fourteen (14) days' Notice of Meeting ... specifying the Place, the Date and the Hour of the Meeting plus the general nature of any Special Business ... must be given to all unit owners and interested mortgagees.

Unit 10 verified receiving the notice of the meeting in accordance with the bylaws.

4. APPROVAL OF THE MINUTES OF THE AGM HELD ON November 25th, 2022

The Minutes of the last Annual General Meeting held November 25, 2022, were distributed with the Notice of Meeting.

A motion was made that if there are no errors or omissions therein, that the Minutes of the Annual General Meeting held on November 25, 2022, be approved as presented.

MOVED BY: 22

SECONDED BY: 103

All in favour - ***motion carried.***

5. REPORT OF THE OFFICERS

the following reports were given verbally to all owners at the meeting

President – Joe R

First of all, I would like to thank the rest of the board members for the support of our community. It has been a pleasure working with them.

This past year has been a busy one for us. We had some very unexpected issues pop up, (ie. the ice damming and the rotting under some windows) that were looked after as expediently as possible.

Because we had a good start on window replacements with the hail damage, the board made the decision to continue to replace our aging windows. We decided to spread out the cost over the next 3 years. Phase 1 had us replace 112 more windows. Next year we are expecting to do the same.

As this has been a very complex procedure, I have volunteered to continue as the project manager for phase 2

Secretary-Treasurer – Patricia W

I will first speak about the Secretary part of my dual role this past year.

My background is in Communications and Fund Raising. It was my wish going into the role that communications be a major focus. Though we did have a slow start due to my personal health issues, we now have a system in place of providing ongoing communication to our residents. Due to time constraints, I was unable to work on the website but after a call out for a volunteer to take on this role, Mr. Thomas Dirkse, one of our neighbours has worked diligently to get the website up to date and we now have a system in place to keep it updated on an ongoing basis. Thanks to Thomas for his time and effort. The website is looking great.

Now to my Treasurer's report

You may have noticed we got a lot of projects completed this summer. Prior to starting the window replacement project, after consulting with Rob from Instant Residential who analyzed our windows and felt that we needed to get going on the window replacements this year, Rob felt very strongly that if we waited until 2032 when a previous board had decided we should do, there could be major mold and water issues, seriously damaging the building envelopes. After that meeting and a careful analysis of our reserve fund, we determined we could not wait and developed a three-year window replacement plan while watching our dollars carefully. And believe me when I say, we have been watching the dollars very carefully. We have

now completed year one and the fund is still looking good. Keep in mind please that a % of your fees go into the fund every month continuously replenishing those funds. We also were able to repaint decks and complete a number of repairs and maintenance projects. We had a number of requests from residents to do things like repaint the public fence on Chaparral St but were unable to do that this year. We have made a note of all these requests and will look at possibly doing some of them in the coming year.

We as a board looked very careful at our condo fees and were very glad to be able to hold any increases***. We felt strongly that since we took a hit last year due to increasing insurance costs, we could do it.

I want to thank my fellow board members. Our board this past year was extremely collaborative with one goal in mind... to constantly keep our community looking great while making necessary improvements on an ongoing basis with the resources available.

Thank you.

*** It was noted after the meeting that this statement was not correct and Patricia misspoke. The Board did approve a 3.4% increase last year and we apologize for the verbal error!***

Maintenance - Peter

Late 2022 we went out for bids for snow removal and landscaping.

We met we three contractors.

First one was double our budget.

Second was near budget but unknown to us.

Third was our current contractor RML, they submitted a bid close to 2022 and covered 2023 to 2025 at that fixed rate.

We reluctantly accepted that bid.

RML performed fairly well on the regular basic grass cutting.

There was actually some overall improvement with tree wells, maintenance of some front gardens the resident don't or can't maintain them and regular pruning.

This improvement would not have happened had Peter and I had not constantly reminded RML owner of his contractual obligations.

There was also some very late delivery of extra projects assigned to RML in early July that weren't delivered till mid September.

The irrigation system has been poorly maintained causing some water damage to several buildings, decks and fences.

Most of the fall clean up was done before the first snow fall.

What Peter and I have learned is that dealing directly with the on site foreman, Charles, you have far more chance at success than dealing with Steve or Nick.

Complex Painting - Peter

The trim on all the units was inspected and a list made of the repairs and painting that would be required. The damaged trimboards were replaced and the others were painted. Cost \$16,800.00

All the decks in the complex were inspected and rated. Because of the condition of some of the decks we had to power sand and stain them with a Shark Skin stain. We did 14 of the most damaged decks. It was decided that the complex would pay for the cost of doing the extensions as well. We will carry on with the program next year. Cost \$5,880.00

Pest control report,
Gophers and mice issues were worked on this year.

6. REPORT OF THE COMMITTEES (if any)

None Provided yet

7. FINANCIAL REPORT

Financial Report

A verbal report on the 2023 Audited Financial statements was made by Ally Noel of GoSmart. There were no questions on this package from the owners.

Motion from the floor: that the Audited Financial Statements for the fiscal year ending August 31st, 2023, be approved and adopted as presented.

MOTIONED BY: 15

SECONDED BY: 31

All in favour ***Motion carried.***

8. APPOINTMENT OF AUDITOR

A motion from the floor was made that the appointment of the auditor for the Corporation's 2024 fiscal year and the setting of the remuneration left to the discretion of the Board of Directors.

MOVED BY: 119

SECONDED BY: 137

All in favour ***Motion carried.***

9. RESIGNATION OF BOARD

A big 'Thank you' to those who have served on the Board of directors this year! Great job.

10. ELECTION OF A NEW BOARD OF DIRECTORS

According to Bylaw 7: *"the Board shall consist of not fewer than three (3) nor more than seven (7) owners or spouses of owners, representatives of corporate Owners, or representatives of mortgagees who have notified their interests to the Corporation."*

The Previous board members were asked if there there any retiring members of the Board of Directors who are willing to stand for re-election. The following persons stepped forward.

10 – Patricia Weatherup

98 – Peter Haggarty

99 – Dave Davies

Ally asked if there were any volunteers from the floor who are willing to stand for election. The following persons came forward.

87 – Joyce Sim

137 – Joan Gitzel

103 – Cheryl Hougesen

79 – Dave Kowal

Ally asked if there were any nominations for candidates from the floor.

None came forward

A motion was made that the nominations cease.

MOVED BY: 15

SECONDED BY: 22

All in favour ***Motion carried.***

The following eligible individuals were nominated and/or agreed to stand for election:

10 – Patricia Weatherup

98 – Peter Haggarty

99 – Dave Davies

87 – Joyce Sim

137 – Joan Gitzel

103 – Cheryl Hougesen

MOVED BY: 39

SECONDED BY: 47

All in favour ***Motion carried.***

It was declared that the nominated persons have been duly elected to the Board of Directors of the Chaparral Point Adult Village Condominium Corporation by acclamation to serve until the next Annual General Meeting.

Form 8 – Change of Board members was be signed in the presence of Ally Noel and will be sent to land titles.

11. UNFINISHED BUSINESS

None from Previous Meeting

12. NEW BUSINESS AND QUESTION PERIOD

When is the next reserve study going to be ready?

- Within the next few months. The draft is being reviewed
- Once finalized it will be sent to all owner by Email
- A few owners noted they would like it in paper copies

15 – Shed cleaning

- Owner requested that the shed be professionally cleaned once a year
- Pull stuff out, sweep it, hose it down.
- Additionally noted that the south shed eavestroughs stop the garbage company from dropping the garbage off in a spot that makes it easy to walk

35 – disappointed with the look of unit

- Fence is bad
- Trees are a tripping hazard
- It's not looking as perfect as she was hoping.

60 - Tree Roots

- Are they going to damage the foundation

Mountain Ash

- Dropped it's leaves.
- The landscapers cleaned the front leaves but not the back yards.
- Owner would like it looked into.

Landscaping quotes

- A question was raised about the landscaping contract and what is included

- It was clarified that the other quotes were \$50,000 higher than budgeted therefore not plausible
- It was calculated that it would add an additional \$100/month to the condo fees to cover additional expenses.
- The owner thanked the board for watching the finances so closely

Owner Responsibility items (Example: hot water tanks)

- the question of whether group rates could be obtained for owner responsibility items was posed.
- It was suggested that neighbours could share their contacts and this could be done through the newsletter or word of mouth.
- For example; if a local window washer comes around, perhaps that person could be asked for a lower price if other neighbours also wanted the same service.

83 – Evergreen tree

- It's overgrown and should be looked at.

13. ADJOURNMENT

Ally Noel asked for a motion to adjourn the meeting.

MOVED BY: 10

SECONDED BY: 103

All in favour ***Motion carried.***

The Chairperson declared the meeting adjourned at 7:57 pm.