

MINUTES OF THE ANNUAL GENERAL MEETING
OF CONDOMINIUM CORPORATION NO. 9810287

NOVEMBER 5, 2015

CALL TO ORDER

Mr. Peter Haggarty of Unit 98 called the meeting to order at 7:00 P.M.

CALLING OF ROLL AND CERTIFYING PROXIES:

The Manager reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that:

18 Units were represented by the personal appearance thereof

5 Units were represented by proxy

A total of 23 Units were represented Quorum is 16 units.

NOTICE OF MEETING

The Chairman read the following Notice of the Annual Meeting, which he advised had been delivered to each Unit Owner, dated on the 19th day of October, 2015 in compliance with the requirement of and the time specified in the By-Laws of the Corporation:

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF
CONDOMINIUM CORPORATION NO. 9810287 WILL BE HELD AT:

PLACE: ATB FINANCIAL, 300, 151 WALDEN GATE, S.E., CALGARY,
ALBERTA

DATE: THURSDAY, NOVEMBER 5, 2015

TIME: 7:00 PM

The chairman referred to the Agenda following the Notice and indicated the meeting would be conducted in accordance with the Agenda.

READING AND DISPOSAL OF MINUTES OF LAST AGM

The Secretary, Sharon Johnson, asked that the reading of the minutes be waived, as they were distributed with the AGM notice. Gerry Reid, Unit 35, moved that the minutes be accepted as circulated. Carol Walker, Unit 27, seconded the motion. Carried.

REPORT OF OFFICERS AND COMMITTEES

Heather Chamberlain, community liaison, reported that an eight inch medium pressure gas line, and the substation to convert this gas to low pressure is being installed into the utility corridor at the north side of the complex.

Norma Schultz, landscaping and repair liaison, reported that the landscaping contractor of the previous year, Rocky Mountain Landscaping, was retained again for this year. Their price was \$ 10,000.00 lower than other bids received. The owner, Steve, vowed to raise their standards on problem areas of weeding and detail work. He also promised to have open lines of communication with the complex. The foreman of the previous year was let go, and after trying different strategies, the owner personally oversaw the operations at the complex for this summer. The results have been much better. The fall cleanup was well done, and extra jobs given to them have been accomplished well.

Three more trees damaged badly in the September 2014 snowstorm have been removed. The landscaper will drill out the stumps and replace trees in the spring. There will have to be more trees removed and replaced, due to age. This will have to be spread out over time and budget constraints.

There is a meeting pending with the landscaper to discuss both winter snow clearing and summer landscaping, and to clarify expectations of both the Board and the landscaper.

The irrigation contractor, InstaRain, has done a good job of repairing and replacing of our system. Replacement of old heads and some of the lines have given better watering coverage. There are still two smaller jobs remaining on the north side of the complex, and will be done next season.

Shirley McCulloch, treasurer, discussed the financial position of the Corporation. She reported that there was a \$ 9,257.00 shortfall in budgeting for insurance premiums. There were large increases after the September 2014 snowstorm. This increase was the main reason in the rise of condo fees effective September 2015, which was approximately \$ 10.00 per month per Unit. She pointed out that an amount of \$ 49,165.00 was in Accounts Receivable at year-end. This was an item paid out of the reserve fund in error for a cost of another condominium. This has been corrected since then, with the money in our bank, and back to reserve fund at October 1. Reserve Fund expenditures for the past fiscal year amounted to \$ 12,076.00, which was tree care and parging. The \$ 12,000.00 cost of road surfacing done this summer did not get booked until after the year end, as it was completed during the 2015-2016 fiscal year. Interest earned on investments was \$ 7,393.00.

The Reserve Fund at year end was \$ 428,846.00, which is above the scheduled Study amount of \$387,914.00. The operating fund ended the year with a balance of \$ 13,800.00, there was \$321.00 in petty cash, \$ 68.05 in the social

fund, and \$ 616.55 in the bottle fund (used to purchase flowers for the complex common areas). She noted that the social fund was used to subsidize the annual barbeque, and now stands at 0, and that the bottle/flower fund is currently at \$ 718.60. She expressed a big thank you to Peter Haggarty for numerous trips taking the bottles and cans to the depot.

Peter Haggarty, Board Chairman, outlined some of the events of the year since the last AGM. The resealing that was done at the end of August and beginning of September will help keep water from getting into cracks and under the asphalt, reducing risk of frost heaves and pot holes. This is the last time this type of resealing can be done. It is hoped this treatment will last five years. At that time, the road will have to be repaved, at an approximate cost of \$55,000.00.

The outside perimeter fence is in need of major repairs. Replacement, which will total approximately \$ 35,000.00) will be done in sections, with the east side that faces Chaparral Street being the first. The cost sharing with neighbors on the west side will be explored. It is hoped the Province, which controls the Utility Corridor or the north side, will help with replacement cost when that side is done. The Board will look at ideas and cost, and will share with the complex for feedback.

He reminded the attendees to take care to put items loose into the recycle bins. There are still many cases of bags containing recycling items being put in the bin. He also asked that cardboard boxes be flattened or cut up into flat pieces, as boxes can needlessly fill up the bins. The current pick up schedule from the recycling contractor is once every two weeks. If once a week pickup is needed, it will increase the cost by \$ 400.00 per month. A top flap of the recycling bins are left open to make it easier for the residents; if these guidelines are not being followed, this flap may be closed, and all recycle items will have to be put through the narrower side openings. He also stated that aerosol cans and other household garbage are being found in the containers for refundable bottles and cans. The garbage sheds now have locks on the doors after several thefts of bottles. After reports of car break ins, he warned residents to lock cars left outdoors, not leave visible valuables in those cars, and to be vigilant for trespassers.

He expressed thanks to the residents for keeping units and the complex looking nice. He related that realtors who have been showing the units have commented on the great appearance of the condo grounds.

He welcomed new residents, and paid tribute to those who have passed away this year.

APPOINTMENT OF AUDITORS

Upon motion duly made by Shirley McCulloch, Unit 23, and seconded by Jim Lyall, Unit 83, it was unanimously resolved that the appointment of Auditors be left to the discretion of the incoming Board of Directors.

ELECTION OF BOARD OF DIRECTORS

As per the Corporation By-laws, the Board Members resigned. Owners who volunteered to serve on the Board were:

Peter Haggarty, Unit 98

Norma Schultz, Unit 43

Heather Chamberlain, Unit 119

Sharon Johnson, Unit 31

Shirley McCulloch, Unit 23

Eileen Bailey, Unit 15

Upon motion duly made by Carol Walker, Unit 27 and seconded by Dixie Keys, Unit 7, it was unanimously resolved that nominations cease.

The chairman declared the following owners duly elected to the Board of Directors.

Peter Haggarty, Unit 98

Norma Schultz, Unit 43

Heather Chamberlain, Unit 119

Sharon Johnson, Unit 31

Shirley McCulloch, Unit 23

Eileen Bailey, Unit 15

NEW BUSINESS/QUESTION PERIOD

A resident pointed out that rock face decoration on the basement facing has been knocked off the lawnmowers. This will be pointed out to the landscaper.

A resident complained that the sliding patio door of that Unit is very drafty and presents maintenance problems. The repair person sent to see about the problem did not seem knowledgeable about how to repair it. The resident suggested that the sliding patio doors of the complex should be replaced with French doors, and volunteered to investigate costs regarding this. Another

resident pointed out that there seem to be problems getting the locking mechanism for the current patio doors.

Residents were reminded that any repair requests must be presented to FirstResidential Services, and not to any service persons who may be attending to other repairs.

A resident voiced thanks to the Board for their work on the Corporation's behalf.

ADJOURNMENT

Upon motion duly made by Dixie Keys, Unit 7, and seconded by Eileen Bailey, Unit 15, it was unanimously resolved that the Meeting be adjourned.

The Meeting was adjourned at 7:47 P.M.

CHAIRMAN

SECRETARY