

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

November 6, 2014

CALL TO ORDER

Mr. Peter Haggarty of Unit # 98 called the meeting to order at 7:00 p.m.

He then introduced the Board members and noted their Board functions and duties.

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:

22 Units were represented by the personal appearance thereof

7 Units were represented by proxy

A total of 29 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 on the 27th day of September, 2014, 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:

A.T.B. Waldon meeting room

November 6, 2014

At 7:00 p.m.

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 A.G.M.

Sharon Johnson, of Unit #31, Board Secretary waived the reading of the minutes, as they were distributed to the owners with the Notice of Meeting. Diane Haggarty, of Unit #98, moved, and Bill Gibson, Unit #98, seconded that the minutes of the last Annual General Meeting be adopted as circulated. The motion was passed. There was no old business from these minutes.

REPORTS OF OFFICERS AND COMMITTEES

Shirley McCulloch, Board Treasurer, reported the Financial Position. The operating fund ended the fiscal year in a credit position of \$ 36,500.00. This was partially due to the fact that payments due from the sale of the foreclosed Unit were collected in this period.

Regarding the Budget for 2014-2015, she commented that insurance premiums have skyrocket due to catastrophic occurrences in Alberta in the past couple of years. The current year's premium was budgeted at \$ 16,000.00; the actual cost will be \$ 23,767.00, with increased deductibles. Since the Corporation is opening this year in a strong cash position, this increase can be accommodated for the current fiscal year. These extra costs will be looked at for the next fiscal year, and a moderate increase in condo fees for the 2015-2016 year may be needed.

After allowing for the eavestrough installation, the reserve fund is in a position of \$ 42,570.00 above the reserve fund study forecasted required amount. Investments in the reserve fund totalled \$ 429,146.00 at the end of the fiscal year ending August 31, 2014.

At the end of August, the flower fund amounted to \$ 580.35, and has grown to \$ 798.40 since that date.

Norma Schultz, Board liaison with contractors, was absent due to medical reasons. A report prepared by her was read at the meeting.

The Board was pleased with the quality of work provided by Rocky Mountain Landscaping for winter snow removal. This past winter was one of the few times that the complex has had to have snow hauled off site. This decision is

hard to make as it is very costly to the corporation. The Board will continue with the winter contract with Rocky Mountain Landscaping.

The Board was definitely not as pleased with the summer work done by the same landscaper. Much effort was made by the Board and the liaison to resolve concerns. Mowing and tree and bush removal was satisfactory, but weeding and general maintenance was not. The Board has chosen to terminate the summer contractor with Rocky Mountain Landscaping and hire a company more in line with the complex needs for the spring of 2015.

Insta Rain has been the irrigation contractor for the past summer, and their work has been very satisfactory. As the old irrigation control box was worn out, and only working periodically, it was replaced. Insta Rain also did many maintenance repairs to heads, broken lines, and other parts. The water volume and timing needed to increase greatly because of sod replacement and the very hot weather in this past summer. The long range plan includes some major repair work needed on the system.

Planet Exteriors accomplished the replacement of all eavestroughs in the complex professionally as promised. The company was efficient with good results for our needs. During the installation process, it was found that the soffits and fascia needed some repair. During the roof replacement of January 2011, soffits were not properly attached. Damages from bird and squirrel nesting were also discovered. These problems were repaired along with the eavestrough installation; costs were not as extreme as initially thought. Planet Exteriors have returned for adjustments required as contracted.

Adair Abourist was contracted to replace trees removed due to disease, prune trees, and remove Black Knot on trees affected. They replaced the four trees with chosen stock, and the new trees are doing well. The tree pruning was not finished satisfactorily; they will complete this when they return to treat for Black Knot after freeze-up. The fungus is easier to detect and treat at that time. Residents are reminded that they do not own the trees individually, so are requested to not prune or do any modifications to the trees or bushes outside their units.

Superior Maintenance does the repairs and maintenance of the complex. The perimeter fence has many rotten boards to be replaced. This should be a priority replacement item.

Peter Haggarty, Board Chairman, took over that position during the past year. He commented that the Board had changed winter landscape contractors, as the prior contractor had used much more ice-melt salt than the Board deemed necessary. This over salting was very costly. This also resulted in grass being destroyed by the snow piled on the lawns, containing the overabundance of the salt.

As the eavestroughs throughout the complex were deteriorating, and causing many problems, the Board had decided to replace them. The new eavestroughing is bigger and has a better design for the unit needs. The sprinkler system was showing it's age, and required repairs. It is felt the repairs done were of good quality.

There are seven trees damaged by the early September snowfall that will need removing.

He reminded owners that the contractors are not to be approached individually for work to be done. If repairs are required, the owner is to contact our management company, FirstResidential, and it will be authorized through them.

The recycling bins added in September are a good addition to the complex, and that residents are making good use of them.

The Board has distributed newsletters to the residents more often in the last year in an effort to keep them advised of complex issues and timing of work to be done on roadways, eavestroughing, etc.

The Board will be looking at deck upkeep in the next year. In the past, residents have stained their own decks, but ages of residents in the complex makes this activity something that may need to be reassessed.

He acknowledged the passing of residents in the last year, and welcomed the new residents. He also thanked the residents for the efforts made to keep the complex attractive and tidy.

APPOINTMENT OF AUDITORS

Shirley McCulloch of Unit #23 moved and Diane Haggarty of Unit #98 seconded that the appointment of the Auditors be left to the discretion of the incoming Board of Directors. This motion was passed.

ELECTION OF BOARD OF DIRECTORS

The current Board of Directors resigned, as per the Corporation by-laws. Those unit owners who volunteered to serve on the Board for the upcoming year were:

Peter Haggarty, Unit #98

Shirley McCulloch, Unit #23

Sharon Johnson, Unit #31

Norma Schultz, Unit #43

Heather Chamberline, Unit #119

Upon motion duly made by Gerry Reid, Unit #35, and seconded by Donna MacPherson, Unit #112, it was unanimously resolved that nominations cease.

Declared the members making up the next year's Board of Directors were:

Peter Haggarty, Unit #98

Shirley McCulloch, Unit #23

Sharon Johnson, Unit #31

Norma Schultz, Unit #43

Heather Chamberline, Unit #119

NEW BUSINESS / QUESTION PERIOD

A resident questioned why the complex had changed insurance coverage from the previous provider, which was Co-Operators. Carol Lloyd, of FirstResidential explained that Co-Operators no longer carries policies for condo complexes. She feels that BFL insurance, who is the new insurance provider, gives the best policy, with the best pricing, for condos.

Letters from the City of Calgary, advising that new water meters were needed in the units, had been received recently by the owners. This process was questioned. It was explained that the new meters could be read remotely. Each complex building, containing two or four units, has only one meter. That meter is in the basement of one of the units. That resident needs to make arrangements for the City employee to have access to change the meter.

Residents commented favorably on the petitioning by the Board against The City of Calgary's proposed off-leash dog walking area to be put on the transportation corridor adjacent to the complex. Compliments were given on the gathering of information, procedure and letter sent to the City. It was acknowledged that many of the owners had individually attended the City information presentation and sent their comments against the proposal to the City.

ADJOURNMENT

Upon motion duly made by Diane Haggarty, of Unit #98, and seconded by Jim Lyall, of Unit # 83, it was unanimously resolved that the meeting be adjourned.

The meeting was adjourned at 7:40 p.m.

Chairman

Secretary