

MINUTES OF THE ANNUAL GENERAL MEETING
OF CONDOMINIUM CORPORATION NO. 9810287
(CHAPARRAL POINTE ADULT CONDOMINIUMS)
NOVEMBER 15, 2017 AT 7:00 P.M.

CALL TO ORDER

Peter Haggarty of Unit # 98, Board Chairman called the meeting to order at 7:00 P.M.

CALLING OF ROLL AND CERTIFYING PROXIES

The secretary reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that:
26 Units were represented by the personal appearance thereof
2 Units were represented by proxy
A total of 28 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 mailed or emailed to each Unit Owner on the 12th day of October, 2017 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: WALDEN A.T.B. ON NOVEMBER 15, 2017
AT 7:00 P.M.

READING AND DISPOSAL OF MINUTES OF LAST AGM

It was moved by the secretary, Sharon Johnson of Unit # 31, that the minutes of the last Annual General Meeting be adopted as circulated. Seconded by Eileen Bailey of Unit # 15. The motion passed. There was no business arising from the minutes.

REPORT OF OFFICERS AND COMMITTEES

Heather Chamberlain, Board Treasurer, reported on the unaudited financial statements at August 31, 2017, the fiscal year end. The following figures were

rounded off. Condominium contributions were \$ 169.7 thousand (the previous year was \$ 152.4 thousand). \$ 54 thousand was placed in the Reserve Fund; the balance of \$ 115.7 thousand was used for operating costs. The budget was very close to balanced. Property insurance increased by 12%. Utility expenditures increased by 7%. This will undoubtedly increase in the coming year as composting and carbon tax will add to the cost.

Building repairs and maintenance was budgeted at \$ 10 thousand; the actual amount spent was \$ 10.7 thousand. The amount budgeted for the the next fiscal year is \$ 17 thousand. Landscaping and snow removal was \$ 44.6 thousand, down slightly from the previous year.

Averaged over the year, one month's unit condo fee paid as follows:

Reserve Fund contribution	\$ 94.00
Administrative expense.	\$ 24.00
Property insurance	\$ 44.00
Utilities	\$ 24.00
Building repairs/maintenance	\$ 19.00
Irrigation repairs/maintenance.	\$ 5.00
Landscaping and snow removal.	\$ 77.00

Unaudited Reserve expenditures were \$ 26 thousand – covering removing and planting trees and capital expenditures on the irrigation system and capital expenditures on units. (the previous year was \$ 29.5 thousand.)

August 31, 2017 balances were \$7,900.00 cash in the operating account, and the Reserve Fund had investments of \$ 330.1 thousand and cash of \$ 150.7 thousand.

Eileen Bailey, Board member, reported that the composting effort, started during the year, was going well. The contractor (which does both the organic waste and recycling collection) was changed during the year, as promises of bagging the organic composting bins were not kept; so far the new contractor, Bluplanet, is doing well. Question from the floor: would the Board be giving household containers to each unit for organic waste material? Answer: no, the cost would be about \$ 20.00 per unit if these containers were purchased from the contractor – it would be much more cost efficient for home owners to use containers purchased themselves.

Norma Schultz, Board Landscaping and Maintenance Liaison, reported on the year. After the spring clean-up, the Board did a walk about to list repairs needed, which was passed on to the maintenance contractor. Work on this list, along with problems reported by owners, is on-going. As the complex ages,

more repairs are needed. The north fence (along the Province transportation corridor) will be the next section to be replaced, so any repairs on it are being kept to the absolute necessity for stability and safety. The east fence (along Chaparral Street) will need power washing and spraying with a protective coating in the spring, as some of the areas were bleached out by the hot summer and increased lawn watering. Two decks needed safety repairs. The extremely hot summer in 2017 was very hard on the lawns; the irrigation had to be increased. There were also problems of overwatering in some areas; this was a result of reseeded patches needing extra water, and it is not possible to just turn on one small area of the irrigation system.

Two trees were moved and three trees were replaced. It was duly noted that in the future the affected resident should be given notice of when this is to be done. The fall cleanup progressed well and the eavestroughs were cleaned just before it froze.

The snow removal was done efficiently during the past winter. It is hoped that there will not be a huge snowfall this coming winter, as snow ploughing on the roads is very costly.

Sharon Johnson, Board Secretary, reported that most of the newer residents had not responded to requests to have their names, phone numbers, or email addresses on the listing circulated to the residents. This is helpful for any safety issues that could arise and be solved by phoning a neighbour. As it encourages a friendly atmosphere in the complex, it is hoped that residents will reconsider and give this information to be included on the phone list.

She noted that several Board members would be attending information presentations on issues related to upcoming age discrimination legislation in the province. The current by-laws classify the complex as adult only; with the new legislation the only legally allowed age restriction will be for seniors (55+). The Board will investigate rulings, repercussions and effects on the residents to be able to possibly change the bylaws. There is a 15 year period of grace for any changes.

Peter Haggarty, Board Chairman, spoke of need for co-operation of the residents in careful sorting of the garbage, recycling, organic waste and donated refundable bottles and cans. Volunteers return the refundable containers and it is not pleasant to have to pick garbage out of the containers first. The City can impose fines if incorrect items are found in the garbage, recycling and especially organic waste bins. Contractors can also refuse to empty bins with improper items in them, and then would charge for another pickup after the situation is rectified.

The Board works on a tight budget. Our complex has a small number of units to absorb the costs, but our fees are comparable to similar size and style condominiums. He noted that the residents in the complex take good care of their units, which makes the complex very attractive.

APPOINTMENT OF AUDITORS

Upon motion duly made by Heather Chamberlain of Unit # 119 and seconded by Diane Haggarty of Unit # 98, 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

Board Chairman Peter Haggarty suggested that the Board for the coming year consist of 5 persons. Upon motion duly made by Diane Haggarty of Unit # 98 and seconded by Gordon Kristensen of Unit # 99, it was unanimously resolved that the Board be comprised of 5 Owners until the next AGM.

Nominations began

Sharon Johnson of Unit # 31 volunteered to serve again
Heather Chamberlain of Unit # 119 volunteered to serve again
Eileen Bailey of Unit # 15 volunteered to serve again
Jason Dutton of Unit # 55 was nominated by Connie Touw of Unit # 22
Madonna Hamm of Unit # 52 was nominated by Carole Chambers of Unit # 59

As there were no further volunteers or nominations, it was declared that the Board for the next year would consist of:

Madonna Hamm of Unit # 52
Jason Dutton of Unit # 55
Eileen Bailey of Unit # 15
Heather Chamberlain of Unit # 119
Sharon Johnson of Unit # 31

Question/comment from the floor: It was felt that it was taking too long for the posting of Board meeting minutes to the website. Answer: The Board will try to have these posted to the website faster. The Manager reminded the residents that the Board members are volunteers, and while the Board members try to be timely with tasks such as this, personal matters may come up to prevent that.

Peter Haggarty declared the meeting adjourned.

Chairman

Secretary