

These minutes will not be adopted until the AGM of 2014

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

Wednesday, November 13, 2013

CALL TO ORDER

Mr. Jim Lyall of Unit # 83 called the meeting to order at 7:20 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:

22 Units were represented by the personal appearance thereof

8 Units were represented by proxy

A total of 30 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 hand delivered to each Unit Owner on the 31st day of October, 2013, 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: Wednesday, November 13th, 2013

Time: 7:30 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.

The minutes were read by Sharon Johnson, Unit # 31, Secretary of the Board. Moved by Gerry Reid, Unit # 35, seconded by Dixie Keys, Unit # 7, that the minutes of the last Annual General Meeting be adopted as circulated and read.

REPORT OF OFFICERS AND COMMITTEES

Shirley McCulloch, Unit # 23, treasurer of the Board, gave the following report:

A copy of the financial statements was hand delivered to residents one week ago. Current Assets of the corporation for the fiscal year ending August 31, 2013 equalled \$403,950.00. Accounts Receivable of \$29,467.00 represents condo fees and fines owing from one of the units. The reserve fund study completed in 2013 forecasts a starting balance for the 2013 - 2014 period of \$310,382. The reserve fund investments at this time amount to \$367,566. Reserve fund expenditures during the period totalling \$26,365.00 included painting, tree maintenance and a new reserve fund study. In the fiscal year ended August 31, 2013 the budget for landscaping and snow removal was overspent by \$17,055.00 - due mostly to the large amount of snowfall during the winter and additional costs for ice melt, ploughing and gravel. Petty Cash has a balance of \$49.20. The only social activity in the past year was the annual summer barbecue and the balance in the social fund is \$ 52.44. The flower fund supported by the sale of the bottles stands at \$610.08.

A concern was raised by a resident regarding the over expenditure on snow removal for the previous winter. This was addressed in the report of Norma Schultz, Unit # 43, landscaping co-ordinator on the Board. She advised that she had joined the Board during the year, after being concerned with the landscaping contractor.

She reported that the Board had many communications with the landscapers over the winter snow shovelling and what was considered to be overuse of the snowmelt. The landscapers attended a meeting with the Board over the issue; they use a lot of snowmelt to avoid a liability problem. The Board has instructed them to not use as much of the ice melt (only for accident prevention) - and that the path on the road does not need to be cleared completely of snow. It is felt that walking on the snow is much safer than ice that could form after ice melt thaws and refreezes. The Board has also advised that the landscapers are to only come one time after each snowfall. Extra clearing, snow removal and gravel spreading are to be done as instructed by the Board. The Board is not pleased with the winter work being done; after discussions it is hoped that it will change to the Board's instructions. If the situation does not improve, the Board will look at replacing the winter contractor.

Several damaged and unhealthy trees were removed this year. More root-kill will still be applied to remove any remaining roots. Some of these trees will be replaced, as needed. She checked all the trees, and was fairly pleased with the tree trimming done by the landscapers. The grass is now healthier after the watering was increased and mower heights were raised. The irrigation system is getting older, so needs more attention. The Board has contracted a new company for this service. The lawns on the boulevard along the east side outside of the perimeter fencing of the complex were in bad shape as a result of pets' defecating on the way to and from the large field to the north. Signs were erected to discourage this; it was helpful.

Bill Gibson, Unit # 95, maintenance co-ordinator on the Board, advised that the plumbing contractor had been changed to Mountain Mechanical. This was found more satisfactory. Hydrants are tested twice a year. The five back-flow valves in the complex were checked this year. The irrigation meter worked fine during the year; the watering was increased this year as the grass needed more.

The chairman of the Board, Jim Lyall, Unit # 83, reported that the Board has decided not to proceed in replacing the outside perimeter wooden fence with a vinyl fence. It was felt that the vinyl seems not to be as durable as initially thought, and that the current wooden fence is in good repair and expected to last for quite a while.

He suggested that residents check their personal insurance coverage to ensure it covers sewer back up and special assessment coverage. He also reminded them that improvements should be reported to FirstResidential for insurance coverage updates. The forms for this can be obtained from FirstResidential. New residents could document any improvements that they feel were done. New appliances need not be reported.

One of the residents brought up the point that smoke alarms should be replaced after about 10 years.

APPOINTMENT OF AUDITORS

Upon motions duly made by Lorna Herdman, Unit # 60, and seconded by Marg Pfeifer, Unit # 2, 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

In accordance with the by-laws, all members of the Board resigned. The floor was opened for nominations for members of the Board.

Heather Chamberlain, Unit # 119, was nominated by Diane Haggarty, Unit # 98

Cheyenne Steffen, Unit # 19 volunteered to let her name stand

Peter Haggarty, Unit # 98, was nominated by Diane Haggarty, Unit # 98

Norma Schultz, Unit # 43, volunteered to let her name stand

Shirley McCulloch, Unit # 23, volunteered to let her name stand

Sharon Johnson, Unit # 31, volunteered to let her name stand

Jim Lyall, Unit # 83 volunteered to let his name stand

Marg Castle, Unit # 11, moved that nominations cease. This was seconded by Dixie Keys, Unit #7.

Declared as the incoming Board of Directors for the Condo Corporation for the next year were the following unit owners:

Heather Chamberlain, Unit # 119

Cheyenne Steffen, Unit # 19

Norma Schultz, Unit # 43

Shirley McCulloch, Unit # 23

Sharon Johnson, Unit # 31

Jim Lyall, Unit #83

UNFINISHED BUSINESS

A resident questioned the possible timing of the receipt of the large amount of accounts receivable. This is from past condo fees and foreclosure costs on one of the units, and these funds will be realized from the sale of the unit. Any change in the sale price or further cleaning of the unit to aid in a sale must be authorized by the Courts.

A resident complained that the path for walking to the mailbox was only on one side of the street; the residents on the other side must cross over to it, and this could be dangerous. The resident also felt that the path should be on the south side of the road, as the north side received more sunshine to melt snow. Another resident was concerned that when the landscapers pile snow on grassed area, they are crossing driveways and damaging them and the grassed areas.

The Board advised that as there are limited areas that snow can be piled, it will have to keep being put on the grassed areas; they have told the contractor not to drive on them or on driveways to do this. A path along both sides of the road was tried; this created worse snow conditions on the road, so the path along one side is the only course of action available.

NEW BUSINESS

A resident asked about cleaning the outside of the units. The Board hopes to contract this cleaning of the units in the spring of 2014. Estimates are being obtained.

Another resident complained that the recent cleaning of the gutters left quite a bit of black on the outside of the units. Carol will contact Gutter Doctor to give feedback about this.

A complaint about the dull lighting in the complex was received; trees have grown larger and blocked some areas and the street lights are not as bright as in the past. A suggestion that the lenses can be cleaned and bulbs replaced was given; the Board will proceed with this. The Board also advised that solar lighting in some areas is being given consideration.

ADJOURNMENT

Upon motion duly made by Bill Gibson, Unit # 95, and seconded by Rae Livingstone, Unit # 108, it unanimously resolved that the meeting be adjourned. The meeting was adjourned at 8:34 P.M.

Chairman of the Board

Secretary of the Board