

STRATA PLAN NO. 1177
CULTRA COURT
ANNUAL GENERAL MEETING
6:00pm, Tuesday, February 14, 2017
Held at Unit #19 -1950 Cultra Ave.

Present:

Unit #	Owner/Proxy	Unit #	Owner/Proxy
1	Mary Leppington	13	Frances Weir
2	Jack and Diane Foster	14	David Neveu
3	Diane Bergeret	15	Fred & Gail Jones (proxy)
4	Peter Jay (proxy)	16	Sybil Bagshaw (proxy)
5	Edith Hall	17	Barbara Swanson
6	Kim Hilliard	18	Rhonda Thorn Gary Blood
7	Joyce Bullough	19	Eileen Henthorn
8	Gail Stacey	20	Doneen Sprowl
9	Margaret Parry (proxy)	21	Lillian Hallin
10	Karen Giffon	22	Jim & Jackie Marr
11	Catherine and Trent Wagner	23	Judy Mitchell
12	Janet Wright	24	David and Pauline Ogilvie (Proxy)

Wendy Albers of Complete Residential was also in attendance.

Called to order at 6:00PM

Certification of Proxies was confirmed

Determining Quorum

19 owners present in person and 5 by proxy.

Election of chairperson

Jackie Marr and Wendy Albers to co-chair.

Moved: Jackie Marr

Seconded: Lillian Hallin

CARRIED

Filing proof of notice of meeting or waiver of notice

It was confirmed that notice was given in accordance with the Strata Property Act.

Sent out Jan 24, 2017

Approval of Agenda

MOTION: That the agenda for the Annual General Meeting be approved as circulated.

Moved: Eileen Henthorn

Seconded: Lillian Hallin

CARRIED

Approval of AGM Minutes of Feb 9, 2016

MOTION: That the minutes of the Annual General Meeting of February 9, 2016 be adopted as circulated.

Moved: Gail Stacey

Seconded: Janet Wright

CARRIED

2017 Budget

Details of the proposed budget were discussed.

MOTION: That the proposed 2017 budget be approved as circulated.

Moved: Eileen Henthorn

Seconded: Kim Hilliard

All IN FAVOUR

CARRIED

Unfinished business – none

Insurance Report

The current insurance is with Aon Reed Stenhouse Inc. The All Property insurance is for \$5,272,300.00. The new premium is \$8,734. This policy expires on October 15, 2017.

The deductibles are \$5,000.00 for all losses except; Earthquake at 10% deductible/minimum \$250,000 per occurrence, Flood \$25,000.00, Glass \$1,000.00 and all Water, Sewer and Drain backups at \$25,000.00 Deductible

With the earthquake deductible, please note that it is 10% of the full value of \$5,272,300.00 therefore \$527,230.00. It is NOT 10% of the damage that has occurred. In the case of an earthquake deductible, all strata lots would be responsible for their share of this \$527,230.00 by way of a special levy by unit entitlement. This is another reason to have proper insurance coverage in place.

Owners are reminded to have their own insurance coverage for their individual units which should include third party liability insurance, cover any betterments/alterations in their unit, as well as to cover any deductibles on the Strata's insurance policy should they be found responsible for the claim. Reminder to check hot water tanks, hoses to washers, dishwashers, and fridges and to replace hot water tanks after life expectancy has expired.

New Business

¾ Vote Resolution #1 – Exterior Repairs and Painting

Be it resolved by a ¾ vote of the Owners:

(a) Approve the expenditure of up to \$145,000.00 to proceed with exterior painting. This will include any necessary repairs and preparation of the exterior prior to painting. The Strata Council obtained 3 quotes regarding the repairs. The painting and repairs are also noted in the depreciation report on pages 59 & 69. Please see the attached quote from Kingfisher outlining the work to be performed.

This proposed expense includes the cost of a colour change, approximately \$6,000.00. The colour scheme will be discussed after the AGM.

(b) Grant discretion to the strata council to complete the work involved with the exterior painting.

(c) Approve significant changes to the use or appearance of the common property arising out of the exterior painting, pursuant to section 71 of the Strata Property Act;

(d) Approve up to \$115,000.00 by special levy, due and payable on September 15, 2017. See schedule B for a breakdown of each strata lots proportionate share based on unit entitlement. \$30,000.00 will be taken from the Contingency Reserve Fund and then the remaining funds will be paid from the special levy account.

Moved: Kim Hilliard

Seconded: Lillian Hallin

ALL IN FAVOUR

CARRIED

Majority Resolution #1: Transfer surplus to contingency

Be it resolved by majority vote that the Owners of Strata Plan VIS 1177 authorize the transfer of \$6,000.00 of excess operating funds to the contingency reserve fund.

Moved: Doneen Sprowl

Seconded: Kim Hilliard

ALL IN FAVOUR

CARRIED

Majority Resolution #2: Stucco Assessment

Be it resolved by majority vote that the Owners of Strata Plan VIS 1177 authorize an expenditure of up to \$6,000.00 to hire a professional to assess the stucco. Please note this assessment was recommended in the depreciation report on page 59. Please see the attached proposal from Method Engineering regarding the assessment.

Moved: Janet Wright

Seconded: Eileen Henthorn

ALL IN FAVOUR

CARRIED

Election of 2017 Strata Council

Volunteers for council: Lillian Hallin, Janet Wright, Doneen Sprowl, Frances Weir
Council was acclaimed.

Moved: Eileen Henthorn

Seconded: Jim Marr

ALL IN FAVOUR

CARRIED

Adjournment:

MOTION: That the meeting be adjourned at 7:00 PM

Moved: Eileen Henthorn

Seconded: Kim Hilliard

CARRIED