2025 Chartwell House Strata KAS 1630

Annual General Meeting Minutes

May 25, 2025 at Chartwell House, 2924 Eagle Bay Road Blind Bay BC

Attendance: Dale Redlich (units 1 &2) Lorraine Redlich (units 1& 2) Joanne Myrehaug (unit 3) Don Myerhaug (unit 4) and Kaye James (unit) 5.

The meeting was called order by the Chairman, Dale Redlich.

Voting Members: Dale Redlich (unit 1) ,Lorraine Redlich (unit 2), Joanne Myrehaug (unit 3),Don Myrehaug (Unit 4) and Kaye James (Unit 5).It was moved by Don Myrehaug and seconded by Lorraine Redlich the ihat the minutes of the May 25,2025meeting be accepted. CARRIED

COMMITTEE REPORTS

The Chairman thanked everyone and their families for their efforts during the year. Although the driveway was sprayed with Pro Seal last year, it may require more spraying. The financial report showed income of $34,126.25 and expenses of $30,120.50 which included $2,770.50 being transferred to the contingency account. The most expensive items were the insurance for $12,610.00 and Shuswap Property Maintenance for $11,442.85. It was moved by Kaye James and seconded by Don Myrehaug, that the financial report be accepted. CARRIED

Lorraine Redlich reported that most of the plants are looking good and that having SPM spray the weeds on the rock wall worked out very well. There was a discussion about the apple trees, but it was decided to keep the trees, and discuss it next year.

Don Myrehaug reported that there needs to be work done around the entrance to the Atrium. He also thanked Dale for all the work he has done on tree trimming, beach clean-up, critter control, and the water system. Kaye James reported that the updated appraisal has been submitted to Hub International

OLD BUSINESS

Several trees by the road, were removed at a cost of $2,378.00.

The old mooring buoys hav been replaced by certified ones

NEW BUSINESS

The septic tank and sewer, need to be cleaned out. After much discussion it was decided to wait another year.

There was discussion about replacing the windows in the main bedroom in unit 5. It was moved by Kaye James and econded by Don Myrehaug that an estimate should be obtained for the window replacement before proceeding with the actual work. CARRIED

The treasurer submitted a budget for 2025-26 that included income of $33,033.00 and expenses of $33,030 including a payment of $3,003.00 to contingency . It was moved by Kaye James and seconded by Don Myrehaug that the budget be approved. CARRIED

Election of Officers

It was moved by Lorraine Redlich and seconded by Don Myrehaug that the positions, of directors, officers, signing authorities remain the same as 2024-25

2024 CHARTWELL HOUSE STRATA KAS 1630
Annual General Meeting Minutes

Wednesday May 8, 2024 at Unit 4 Chartwell House, 2924 Eagle Bay Road, Blind Bay, BC
Attendance: Dale Redlich (Units 1&2), Lorraine Redlich (Units 1&2), Don Myrehaug (Unit 4), Joanne Myrehaug (Unit 4), and Kaye James (Unit 5)

The meeting was called to **order** by Chairman, Dale Redlich at 2:05 pm

The **voting members were identified** as Dale Redlich (Unit 1) Lorraine Redlich (Unit 2) Joanne Myrehaug (Unit 3), Don Myrehaug (Unit 4) and Kaye James (Unit 5)
It was moved by Don Myrehaug and seconded by Lorraine Redlich the **agenda be approved** CARRIED
It was moved by Lorraine Redlich and seconded by Don Myrehaug that the **minutes of the May 25, 2023 AGM** be accepted. CARRIED.

COMMITTEE REPORTS
The **Chairman** thanked all the owners and their families for their efforts during the year. There were no major items this year. A couple of big trees came down on the lakeside of the road. We may need to remove the trees close to the power lines. The driveway was sprayed with Pro seal, and may need more spraying this year.
The **financial report** was reviewed by the treasurer. During the 2023-24 year there was income of $29,870.50 and expenses $29,947.45 which included a contribution to the contingency fund of $2,715.50, for a net loss of $76.95 As of April 30, 2024, there was $907.94 in the operating account and $8,869.01 in contingency. The most expensive items were Shuswap Property Maintenance for a total of $11,312.13 and Hub Insurance for a total of $9,734.00. It was move by Kaye James and seconded by Don Myrehaug, that the financial report be accepted. CARRIED
Landscaping: Lorraine Redlich reported that many of the plants are looking good. SPM sprayed the weeds on the rock wall and it made a big difference It was moved by Lorraine Redlich and seconded by Joanne Myrehaug that SPM be hired again to spray the weeds on the rock wall slope. CARRIED. There was a discussion about possibly removing the apple trees. It was decided to keep them for another year and revisit the situation next year. Everyone is encouraged to use the veggies and spices in the garden plots.
Building Maintenance: Don Myrehaug reported on several minor items this past year. Don thanked Dale for all the work he has done on tree trimming, beach and drainage ditch clean-up, critter control, as well as the eaves troughs and water system. In repairing a couple of problems with the pool, there were leaks found in the irrigation system. There has been no damage to the building, but the fence behind the garage is in bad shape. The rock around the entrance to the Atrium is collapsing and needs repairs.
Insurance Coverage: Kaye James reported that the insurance company may once again request an updated appraisal. It is not required, but highly recommended. We are currently insured for $2,118,000 for all property and $3,000,000 for liability.

OLB BUSINESS
Bylaw Review: Kaye James contacted the Kamloops Land Titles office for an update of the Strata Bylaws. Unfortunately the only bylaws that could be shared are the ones that were approved when Chartwell became a strata again. Kaye will compile a list of all rules that have been accepted over the past years.
Driveway Sealing: the area that was sealed looks good, but the balance of the driveway needs sealing. The concrete area outside of unit 4 is sinking and is dangerous. Don will find a way to warm people about the possible danger.
Tree Cutting: will be discussed under New Business.

NEW BUSINESS

J'sPumps: the company is under new management, but the phone numbers are the same. A reminder to owners to have the contact information posted in each unit in case of water issues.

Buoy Replacement: It is now necessary for all mooring buoys to be replaced by certified ones. The Strata can remove the current buoy for no cost, or replace it. It was moved by Lorraine Redlich and seconded by Joanne Myrehaug that the old buoy be removed. CARRIED....3 votes in favor with 2 abstaining.

Tree Cutting: there are trees near the power lines that will need to be cut down by someone with a boomer truck, and then the wood needs to be removed. This will be discussed over the summer. It was moved by Dale Redlich and seconded by Joanne Myrehaug that an estimate be obtained for cutting and removal of trees near the power lines and if necessary have a requisition for monies needed for this project. CARRIED

Potato Experiment: unfortunately did not show any positive results for detecting click beetles

2023 – 2024 Budget; The treasurer submitted a budget for consideration. The hope is to keep condo fees from rising and looking for ways to reduce costs. After reviewing the current costs and the 2023-24 budget a reasonable budget was determined. It was moved by Kaye James and seconded by Lorraine Redlich, that the budget with operating costs of $30,475.50, including $2,770.50 contributed to the contingency and income of $30,120.50 be approved. CARRIED

ELECTION OF OFFICERS

It was moved by Lorraine Redlich and seconded by Don Myrehaug that the positions of directors, officers, signing authorities and volunteers for 2024-25 remain the same as in 2023-24: CARRIED

Chairman: Dale Redlich	Secretary: Kaye James
Treasurer: Kaye James	Director at Large: Lorraine Redlich – Landscape co-ordinator
Director at Large: Gord Myrehaug	Director at Large: Don Myrehaug –Building maintenance

Signing authorities: any 2 of Dale Redlich, Kaye James and Don Myrehaug.

Don and Joanne were thanked for hosting the meeting.

It was moved by Dale Redlich that the meeting be adjourned. The meeting adjourned at 4:05 pm.

Submitted by

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Dale Redlich (Chairman) Kaye James (Secretary)

2023 CHARTWELL HOUSE STRATA KAS 1630
Annual General Meeting Minutes

Thursday May 25,2023 at Unit 1 Chartwell House, 2924 Eagle Bay Road, Blind Bay, BC
Attendance: Dale Redlich (Units 1&2), Lorraine Redlich (Units 1&2), Don Myrehaug (Unit 4),,Joanne Myrehaug (Unit 4), and Kaye James (Unit 5)

The meeting was called to **order** by Chairman, Dale Redlich at 2:20 pm

The **voting members were identified** as Dale Redlich (Unit 1) Lorraine Redlich (Unit 2) Joanne Myrehaug (Unit 4), Don Myrehaug (Unit 3) and Kaye James (Unit 5)
It was moved by Kaye James and seconded by Lorraine Redlich the **agenda be approved** CARRIED
It was moved by Kaye James and seconded by Joanne Myrehaug that the **minutes of the June 9, 2022 AGM** be accepted. CARRIED.

COMMITTEE REPORTS
The **Chairman** thanked all the owners and their families for their efforts during the year. There has been a lot of work done this past year, including the new pump.
The **financial report** was reviewed by the treasurer. During the 2022-23 year there was income of $31177.51 and expenses $37,801/24 which included a contribution to the contingency fund of $2,465.50, for a net loss of $.6.623.73. As of April 30, 2023 there was $984.89 in the operating account and $6,188.33 in contingency, and a credit with BC Hydro of $19.32. The most expensive items were Shuswap Property Maintenance of $13,201.27, insurance of $9,915.00 and the new pump for $9,635.69.. It was move by Don Myrehaug and seconded by Lorraince Myrehaug, that the financial report be accepted. CARRIED
Landscaping: Lorraine Redlich reported that many of the plants are looking good and she encouraged all owners to use the veggies and spices in the garden plots. There is a weed and stability issue with the rock wall and all the growth. It was suggested that the area from the far west on the lower level to the large, low juniper be cleaner out, by initially whipping the growth and then spraying. This will be done in the next day or two..
Building Maintenance: Don Myrehaug reported on several items that have been done this past year. The rock walls have be sealed as needed, but we are now out of sealant and it has been discontinued. There was lots of painting done over the summer and several 2X6s were replaced. There is still an issue with windows Don has measured all the windows and sliding glass doors and provided the measurements. It would be too expensive to replace all windows and there was a discussion as to whether individual owner should be responsible or should it be the responsibility of the condo association. The measurements are on file and further discussion will be needed.
Insurance Coverage: Kaye James reported that the insurance company is requesting an updated appraisal. It is not required, but highly recommended. We are currently insured for $2,118,00 for all property and $3,000,000 for liability. Our insurance expires July 5th.

OLB BUSINESS
Water Pump replacement: The pump, hoses, and electrical have all been replaced by J's Pumps and Plumbing for $9,635.69, paid from the contingency fund. They worked very hard and did a wonderful job, were surprised we hadn't had problems, so our timing was good. Hopefully this new pump will save us some money on filters. Thanks to Dale and Don for all their efforts is assisting to make this happen.
Bylaw Review: Kaye James reported that it is very difficult to speak to a real person at the Kamloops Land Title office, and the telephone prompts were not helpful. She will write a letter requesting an current copy of the bylaws and will share the reply.
Driveway Sealing: there are cracks in the driveway that will need to be sealed, before they get worse.

CHARTWELL HOUSE Annual Meeting 2023 Continued

Tree Cutting: there are trees near the power lines that will need to be pruned. This can be addressed at a later date..

Driveway Gravel: he gravel that was delivered was mostly sand. A lot of it has been spread, but there is still a small pile left/

NEW BUSINESS

Appraisal: Corrie Appraisals was contacted to see about an update for insurance purposes. Unfortunately they no longer do appraisals for insurance purposes. They provided the name of a company in Kamloops. Unfortunately to get an appraisal from a new company will be expensive. Hub Insurance will be contacted next week to provide options. If they require an appraisal this year, it will mean having a special levy.

2023 – 2024 Budget; The treasurer submitted a budget for consideration. Concern was expressed as to how we can reduce costs. There has been no indication that BC Hydro will provide any power relief. After much discussion it was decided to continue door checks randomly about twice a week. After discussion, and modification of some costs, it was moved by Kaye James and seconded by Lorraine Redlich that the amended budget with operating costs of $29,870.50, including $2,715.5 contributed to the contingency and income of $28,347.00 fund be approved. CARRIED

ELECTION OF OFFICERS

The following people have allowed their names to stand for election:

Dale Redlich (Unit 1) Lorraine Redlich (Unit 2) Gord Myrehaug (Unit 3)
Don Myrehaug (Unit 4) Kaye James (Unit 5)

It was moved by Lorraine Redlich and seconded by Kaye James that the positions of directors, officers, signing authorities and volunteers for 2023-24 is as follows: CARRIED

Chairman: Dale Redlich Secretary: Kaye James
Treasurer: Kaye James Director at Large: Lorraine Redlich – Landscape co-ordinator
Director at Large: Gord Myrehaug Director at Large: Don Myrehaug –Building maintenance

Signing authorities: any 2 of Dale Redlich, Kaye James and Don Myrehaug.

Dale and Lorraine were thanked for hosting the meeting.

It was moved by Lorraine Redlich that the meeting be adjourned. The meeting adjourned at 4:20 pm.

Submitted by

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Dale Redlich (Chairman) Kaye James (Secretary)

CHARTWELL HOUSE 1630 BUDGET- May 1, 2025 to Apr 30, 2026

REVENUE		ACTUAL 2024-25	BUDGET 2024-25	BUDGET 2025-26
Strata Fees		$30,120.50	$30,120.50	$32,678.00
Donations/Gifts		nil	nil	nil
Assess-Apraisal		$1,627.50	nil	nil
Assess-TreeRemov		$2,378.25	nil	nil
Misc - H2O Licesnes		$355.00	$355.00	$355.00
TOTAL		**$34,481.25**	**$30,475.50**	**$33,033.00**
OPERATING EXPENSES				
Bank Charges(net)		$223.98	$150.00	$125.00
Garbage Disposal		$1,180.00	$1,300.00	$1,300.00
Grounds Maintenace		$3,769.51	$3,500.00	$3,200.00
Grass Cutting		$3,656.27	$3,000.00	$3,700.00
Misc yard		nil	$75.00	$75.00
Security Services		$2,394.00	$2,500.00	$2,500.00
Snow Removal		$787.50	$2,300.00	$1,500.00
Fuel/Travel fees		$835.57	$700.00	$900.00
Insurance		$12,610.00	$11,000.00	$13,400.00
RoadTreeRemoval		$2,378.25	nil	nil
Office Supplies		nil	$25.00	$25.00
Utilities (Strata)		$675.62	$1,250.00	$800.00
Utilities (Shop)		$175.91	$200.00	$200.00
Water Treatment		$130.19	$500.00	$750.00
Irrigation System		$17.88	$150.00	$300.00
Appraisal fee		$1,627.00	nil	nil
Bld Main/Slate		$10.07	$200.00	$400.00
Mis Maint & Dock		nil	nil	nil
Water Licenses		$355.00	$355.00	$355.00
Misc & Tools		nil	$500.00	$500.00
TOTAL		**$30,826.75**	**$27,705.00**	**$30,030.00**
Contingency Contribution		$2,770.50	$2,770.50	$3,003.00
TOTAL		**$33,597.25**	**$30,475.50**	**$33,033.00**
	%			
Condo Fees Unit 1	15.03759	$4,529.40	$4,208.32	$4,913.99
Condo Fees Unit 2	15.03759	$4,529.00	$4,208.32	$4,913.99
Condo Fees Unit 3	23.15789	$6,481.38	$6,481.37	$7,567.53
Condo Fees Unit 4	25.71429	$7,195.94	$7,195.94	$8,402.91
Condo Fees Unit 5	21.05263	$5,898.05	$5,898.05	$6,879.58
TOTAL		**$27,992.01**	**$27,992.00**	**$32,678.00**

CHARTWELL HOUSE 1630 BUDGET- May 1, 2024 to Apr 30, 2025

REVENUE		ACTUAL 2024-25	BUDGET 2024-25	BUDGET 2025-26
Strata Fees		$30,120.50	$30,120.50	$32,678.00
Donations/Gifts		nil	nil	nil
Assess-Apraisal		$1,627.50	nil	nil
Assess-TreeRemov		$2,378.25	nil	nil
Misc - H2O Licesnes		$355.00	$355.00	$355.00
TOTAL		**$34,481.25**	**$30,475.50**	**$33,033.00**
OPERATING EXPENSES				
Bank Charges(net)		$223.98	$150.00	$125.00
Garbage Disposal		$1,180.00	$1,300.00	$1,300.00
Grounds Maintenace		$3,769.51	$3,500.00	$3,200.00
Grass Cutting		$3,656.27	$3,000.00	$3,700.00
Misc yard		nil	$75.00	$75.00
Security Services		$2,394.00	$2,500.00	$2,500.00
Snow Removal		$787.50	$2,300.00	$1,500.00
Fuel/Travel fees		$835.57	$700.00	$900.00
Insurance		$12,610.00	$11,000.00	$13,400.00
RoadTreeRemoval		$2,378.25	nil	nil
Office Supplies		nil	$25.00	$25.00
Utilities (Strata)		$675.62	$1,250.00	$800.00
Utilities (Shop)		$175.91	$200.00	$200.00
Water Treatment		$130.19	$500.00	$750.00
Irrigation System		$17.88	$150.00	$300.00
Appraisal fee		$1,627.00	nil	nil
Bld Main/Slate		$10.07	$200.00	$400.00
Mis Maint & Dock		nil	nil	nil
Water Licenses		$355.00	$355.00	$355.00
Misc & Tools		nil	$500.00	$500.00
TOTAL		**$30,826.75**	**$27,705.00**	**$30,030.00**
Contingency Contribution		$2,770.50	$2,770.50	$3,003.00
TOTAL		**$33,597.25**	**$30,475.50**	**$33,033.00**
	%			
Condo Fees Unit 1	15.03759	$4,529.40	$4,208.32	$4,913.99
Condo Fees Unit 2	15.03759	$4,529.00	$4,208.32	$4,913.99
Condo Fees Unit 3	23.15789	$6,481.38	$6,481.37	$7,567.53
Condo Fees Unit 4	25.71429	$7,195.94	$7,195.94	$8,402.91
Condo Fees Unit 5	21.05263	$5,898.05	$5,898.05	$6,879.58
TOTAL		**$27,992.01**	**$27,992.00**	**$32,678.00**

CHARTWELL HOUSE 1630 BUDGET- May 1, 2023 to Apr 30, 2024

REVENUE		ACTUAL 2022-23	BUDGET 2022-23	BUDGET 2023-24
Strata Fees		$27,992.01	$27,992.00	$29,515.50
Donations/Gifts		$941.28	nil	nil
Surplus from previous years		$1,000.00	nil	nil
Misc - H2O Licesnes		$355.00	$355.00	$355.00
TOTAL		**$30,288.29**	**$28,347.00**	**$29,870.50**
OPERATING EXPENSES				
Bank Charges(net)		$91.72	$100.00	$100.00
Garbage Disposal		$1,155.38	$1,200.00	$1,300.00
Grounds Maintenace		$3,839.57	$4,000.00	$3,500.00
Grass Cutting		$3,291.99	$3,200.00	$3,500.00
Misc yard		nil	$75.00	$75.00
Security Services		$2,594.77	$1,750.00	$2,700.00
Snow Removal		$2,861.25	$1,500.00	$2,000.00
Insurance		$9,915.00	$9,000.00	$10,000.00
Legal Fees/Land Title		nil	$400.00	$100.00
Office Supplies		nil	$25.00	$25.00
Utilities (Strata)		$677.55	$1,000.00	$850.00
Utilities (Shop)		$80.97	$200.00	$150.00
Water Treatment		nil	$600.00	$850.00
Irrigation System		$141.75	$250.00	$150.00
Appraisal fee		nil	nil	$500.00
Bld Main/Slate		$221.28	$400.00	$400.00
Mis Maint & Dock		nil	nil	nil
Water Licenses		$355.00	$355.00	$355.00
Misc & Tools		$568.23	$600.00	$600.00
TOTAL			**$24,655.00**	**$27,155.00**
Contingency Contribution		$2,465.50	$2,465.50	$2,715.50
TOTAL		**$28,259.96**	**$27,120.50**	**$29,870.50**
	%			
Condo Fees Unit 1	15.03759	$4,208.32	$4,208.32	$4,438.42
Condo Fees Unit 2	15.03759	$4,208.32	$4,208.32	$4,438.42
Condo Fees Unit 3	23.15789	$6,481.38	$6,481.37	$6,835.17
Condo Fees Unit 4	25.71429	$7,195.94	$7,195.94	$7,589.70
Condo Fees Unit 5	21.05263	$5,898.05	$5,898.05	$6,213.79
TOTAL		**$27,992.01**	**$27,992.00**	**$29,515.50**

* - over budget

SHUSWAP PROPERTY MAINTENANCE 2025-26

MONTH	GrassCutting	Grounds	DoorChecks	SnowRmovl	Irrigation	Fuel/trav	TOTAL
May	$573.64	$262.50	nil	nil	$73.50	$69.83	$979.47
June	$573.64	$519.75	nil	nil	nil	$59.33	$1,152.72
July	$717.05	nil	nil	nil	nil	$40.69	$757.74
August	$573.64	$262.50	nil	nil	nil	$40.69	$876.83
September	$573.64	$435.75	$68.25	nil	nil	$67.46	$1,145.10
October	$143.41	nil	$126.00	nil	$162.75	$32.55	$464.71
November	nil	$819.00	$378.00	nil	nil	$72.72	$1,269.72
December	nil	nil	$504.00	$472.50	nil	$89.51	$1,066.01
January	nil	nil	$126.00	nil	nil	$16.28	$142.28
February	nil	$441.00	$504.00	nil	nil	$65.10	$1,010.10
March	nil	$210.00	$441.00	$178.50	nil	$73.24	$902.74
April	$294.00	$1,037.05	nil	nil	nil	$22.13	$1,353.18
TOTAL	$3,449.02	$3,987.55	$2,147.25	$651.00	$236.25	$649.53	$11,120.60
Budget	$3,700.00	$3,200.00	$2,500.00	$1,500.00	$300.00	$900.00	$12,100.00
Difference	*-$258.98*	*$787.55*	*-$352.75*	*-$849.00*	*-$63.75*	*-$250.47*	