

2026 CHARTWELL HOUSE STRAT KAS 1630

Annual General Meeting

Saturday May 9, 2026 at Unit 1 Chartwell House, 2924 Eagle Bay Road, Blind Bay BC Attendance: Dale Redlich (Units 1&2), Lorraine Redlich (Units 1&2), Gord Myrehaug (Unit 3) Don Myrehaug (Unit 4), Joanne Myrehaug (Unit 4) and Kaye James (Unit 5)

The meeting was called to **order** by Chairman Dale Redlich at 2:07

The **voting members were identified** as Dale Redlich (Unit 1), Lorraine Redlich (Unit 2), Don Myrehaug (Unit 3) Don Myrehaug (Unit 4) and Kaye James (Unit 5) The tree removal and appraisal items were removed from the "old business" agenda and tree trimming and septic were added to "new business". It was moved by Don Myrehaug and seconded by Gord Myrehaug, that the corrected **agenda be accepted CARRIED**

The minutes of the May 25, 2025 minutes were reviewed It was noted that the cracks in the driveway were filled, not sprayed. It was moved by Gord Myrehaug and seconded by Don Myrehaug that the corrected **minutes of the May 2025 AGM be accepted. CARRIED**

COMMITTEE REPORTS

The **Chairman** provided a report, thanking all the owners and families for their efforts during 2025-26

The **financial report** was reviewed by the treasurer. During the 2025-26 there was income of \$34,126.25 and expenses of \$28,091.87 which included a contribution to the contingency fund of \$2,770.50. The most costly items were insurance, and Shuswap Property Maintenance. The windows replaced in unit 5 master bedroom, cost \$2,332.05 and was paid for, from the contingency fund. It was moved by Don Myrehaug and seconded by Kaye James, that **the financial report, be accepted. CARRIED**

Landscaping: Lorraine Redlich reported that everything was looking good, and thanked Joanne for her help.

Building Maintenance: Don Myrehaug reported that in addition to regular maintenance, the roof is cleaned regularly along with the drains and eave trough flushing. Bug clean-up is done regularly. Fireplaces and chimneys are cleaned as needed. The water purification system is serviced as needed. The Telus "optics" was installed for TV and internet for units 1,2,and 5. Floor tile replacement and concrete work was done at the entrance to unit 4, and entrance to the basement. Additional grout was applied to unit 5. Don was thanked for all his hard work.

Insurance – Kaye James reported that as a result of the appraisal, completed in 2025, the insurance cost was reduced by \$1,400. The Chairman reminded that some insurance companies request appraisals every two years.

Old Business - Unit 5 Windows. It was moved by Don Myrehaug and seconded by Lorraine Redlich that the estimate to replace the unit 5 be accepted. A deposit of \$100 was paid to Trademark Glassworks Ltd on August 20, 2025

New Business

There are trees that need to be trimmed this year, so the required amount was added to the Grounds budget.

Septic system cleaning was delayed last year, but has been added to the 2026-27 budget. Dale Redlich will make arrangements.

2026-27 Budget: The treasurer submitted a budget for consideration. The expenses total \$28,145 including \$600, for the septic and \$11,000 for Insurance. The snow removal amount is \$650, so the hope is for a mild winter. It was moved by Don Myrehaug and seconded by Lorraine Redlich, that the **budget be accepted.**

CARRIED

ELECTION OF OFFICERS

It was moved by Lorraine Redlich and seconded by Don Myrehaug, that the officers for 2026-27 be the same as in 2025-26. 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. The meeting adjourned at 3:08pm

Submitted by:

Dale Redlich (Chairman)

Kaye James (Secretary)

CHARTWELL HOUSE 1630 BUDGET- May 1, 2026 to Apr 30, 2027

[illegible]