

Minutes – General Meeting – June 27, 2013

In Attendance:

Norene Cragg, Lydia Kucharuk, Abe Buwalda, Alexis Gilchrist, Roger Lacasse, Rhonda Dickson and Roger Zheng.

Meeting was held at the home of Roger Lacasse, Unit 7, 1602 Morey Road

Meeting was called to order at 7:00 pm

1. Strata members were introduced to Roger Zheng, the new owner of Unit 12. His current tenant is Meghan Kelly and she has been given a copy of the bylaws and rules.
2. Abe presented the Financial Statement for the fiscal year October 1, 2011 to September 30, 2012. Lydia moved that the Financial Statement be approved, seconded by Roger Lacasse and received unanimous approval.
3. Abe presented a Budget Comparison report. Since we borrowed heavily from this years Contingency Reserve Fund it was again agreed that we would prepare next years budget with the intent of rebuilding the CRF.
4. It was agreed to alter rule 15 to now read:
 - a. For their own safety children must not play in the parking lot or in the driveway entering into the strata lot(s)
5. Norene commented that her exterior door needs to be touched up with paint. The deck railings for units 3 and 4 also need to be repainted. The area where Alexis's deck (Unit 5) was against the building also needs to be touched up.
6. Abe reported he received a quote for \$1200.00 to repaint the back of building 1600. This will be completed in the fall to ensure the new cedar siding is well dried and that it is not too hot.
7. Roger Lacasse suggested that we revise the structure of the Fines currently in place. This will be an agenda item in our AGM in September.
8. Abe reminded all owners that when they rent their units, a Form K must be signed by the tenant and a copy given to Abe for filing.
9. Abe also reported that he hired yet a new landscaper - David Drexhage. Some immediate concerns were the weeds in the entryway and the bushes encroaching into Susan's parking spot (Unit 9). Abe will ensure Dave attends to this.

Meeting adjourned at 7:55 pm