

Minutes – General Meeting – September 5, 2013

In Attendance:

Norene Cragg, Abe Buwalda, Roger Lacasse, Alex Thomson, Susan Allison, Karl and Rhonda Dickson and Roger Zheng.

Meeting was held at the home of Alex Thomson, Unit 8, 1602 Morey Road

Meeting was called to order at 7:07 pm

1. There were no proxies being held by any members in attendance
2. We spent some time reviewing the expenses of this past fiscal year and discussing cost over-runs. It was agreed that budget items must be kept within their budgeted amounts (+/- 10%), except for items outside of our control - ie: increase in insurance etc.
3. Abe proposed a new budget for the new fiscal year. A lot of discussion which resulted in some changes to the proposed budget, which if accepted at the AGM will result in an increase in strata fees of 11.98% in total. Each owners fees will vary, depending on their own unit entitlement. This proposed budget will be voted on at our AGM Meeting, scheduled for September 19th, 2013. Some of the required building improvements already slated for the next fiscal year are:
 - a. Repair to the doors in units 1, 4 and 8.
 - b. Repair of drywall in Unit 1 - damaged from this years plumbing repairs
 - c. The painting of deck railings for units 7 and 8
 - d. The cleaning, sanding and re-staining of the side deck on unit 11.
 - e. Installation of downspouts as required.
4. There was some discussion and concerns raised regarding dogs, their urinating and dropping of feces on decks as well as urinating on decks. This resulted in a proposed amendment to the Strata Rules which then could result in a \$25 fine for any infraction. This will be voted upon at the upcoming AGM.
5. It was also proposed that there be an amendment to the bylaws to increase the amount of a fine from \$75 to a fine of \$175 for any occurrence. This will also be voted on at the AGM.
6. We reviews the cost / process for any NSF charges. Our bank currently charges us \$5 per occurrence and we charge out \$25. It was felt that there was no need to increase this fine amount at this time.

7. Abe reminded owners that should anyone rent out their unit, they are required to complete a Form K. Abe will ensure that Carole Davies is given a copy of this form along with a copy of the Strata Rules for the current, and any future tenants to review and sign.
8. At a previous meeting the strata had agreed to assume responsibility for all of the deck maintenance, such as any physical repairs, painting or staining etc. It was felt however, that each owner should make the effort to clean their own decks at least once a year to prevent the build-up of mold etc. Should the strata be required to do this or to make repairs because someone has failed to keep their decks cleaned, the costs of the strata cleaning and/ or repairing this could be passed on to the respective owners.
9. Abe reviewed the status of the Hot Water tanks in each unit. This year the hot water tanks in Units 6 and 8 are due for replacement. It is very important that all owners pay attention to this. If a tank is found to be out of warranty, and should there be a leak resulting in an insurance claim, the owner with the "unwarranted" tank would be solely responsible for the strata insurance deductible. For 2014 Units , 10 and 11 are needing replacement. These are based on what my records indicate and should there be any updated, please advise Abe immediately with the following information:
 - a. Date of Installation
 - b. Model
 - c. Serial Number
 - d. Tank capacity
 - e. Length of Warranty
10. Depreciation reports: This a requirement according to the new strata act. All stratas must have a completed depreciation report by December 31, 2013 UNLESS, at the AGM, there is a 75% vote in favor of tabling this requirement for 1 year. This currently is an expense of about \$3,000
11. Street Parking. Abe advised that the city may enforce the street parking as parallel parking only. They would post signs to this effect and be monitoring and handing out fines where warranted.
12. Landscaping. Some concerns were raised about the landscaping that is being performed. Abe will speak to Dave about these concerns. Items to be addressed as soon as possible include:
 - a. Trimming of the trees behind building 1602
 - b. Completion of planting in front of building 1604
 - c. Weeding in all areas, especially the graveled areas.
 - d. Clean-up of all sidewalks and parking lot areas
 - e. And if time permits, work on the compost bins.

It was agreed that our AGM will be held at 7 pm on September 19th, again at the home of Alex Thomson. Thanks Alex !

Meeting adjourned at 8:30 pm