

Strata Corporation 954

General Meeting

Meeting held in the home of Alex Thomson – Unit 8, 1602 Morey Road

In Attendance: Norene Cragg, Lydia Kucharuk, Abe Buwalda, Alex Thomson, Susan Allison and Rhonda Dickson

Meeting called to order at 7:06 pm

Abe held two proxies, one from Gord Woodward and one from Jana Wasylyshyn - Quorum was NOT established.

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1. Abe presented and reviewed a [detailed report](#) of expenditures to date.
 2. Abe presented a [proposed budget](#) for the 2018-2019 year. This proposed budget would allow for the painting of building 1604 next starting next spring **without** any increase in fees.
 3. Abe advised all owners of several complaints, all of which have already been resolved. There was a parking issue with the tenants of Unit 12, a noise complaint made about the tenants in Unit 12 and a visitor to Unit 12 allowing a pit bull to run free in the parking lot, allegedly being aggressive to another tenant. Again, all these issues have been addressed and resolved satisfactorily.
 4. There was a discussion about smoking. (Smoking to include tobacco, vapes and marijuana). Please see this document entitled "[Strata Bylaws to Address Smoking](#)". We discussed this at length and there is a lot of reluctance to start enforcing new rules or bylaws due to the complaints of a new tenant. It was felt that for almost 20 years we, as a community, have always been able to address these, or similar issues with each other in a reasonable manner. It was agreed however, that the common area (the entrances in building 1600) be a non-smoking area so people can enter their units without having to deal with second hand smoke. So, it was felt that we do not need to have a vote on this at this time and that we could bring it up again at a later time if it did become an issue that could not be resolved in a reasonable manner. (I know...I used the word "issue" too often :))
 5. We had some discussion about the bark mulch that was placed behind building 1602. It is generally felt that this does not look as good as gravel, which was originally planned and that it could in fact become a fire hazard. Abe will speak to Chris (landscaper) about scraping up all of the bark mulch and using it elsewhere on the property. We could then bring in a truckload of gravel to spread in the back.
 6. Alex asked that the tree-line behind building 1602 be topped and shaved back sometime next summer. Abe will see to this.

7. Susan asked if we could add a couple of more trees to the fence-line behind her place. Abe will speak to Chris about this as well.
8. Dryer vents was again brought up. Abe will look into getting this done ASAP.

The meeting was adjourned at 7:54 pm.

PLEASE NOTE: We will be having our **Annual General Meeting** on September 27th at 7 pm, at the home of Alex Thomson. It is **VERY** important that you attend or at least give someone your proxy vote. If you are unable to attend, [please download the proxy](#) form here and send to someone you wish to vote on your behalf. **ALSO** - please bring your checkbooks as we will need to collect your checks for next year ASAP.