

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW 939, RIVER SPRINGS, HELD ON THURSDAY, OCTOBER 22, 2009, AT 7:00 PM AT THE RECREATION CENTRE, 1950 LODGE DRIVE, COQUITLAM, BC

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Chris King, at 7:37 pm.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES:

Mr. Allan Grandy, Strata Manager, advised that subsequent to the calling of the roll and certification of proxies it had been determined that there were 452 eligible voting members. Quorum consisted of 1/3 of those eligible to vote or 157 voting members. There were currently 23 owners present in person, 12 represented by proxy, for a total of 35 voting members.

As the meeting had not achieved quorum at the scheduled start time of the meeting, as per the bylaws of the Strata Corporation the meeting waited 30 minutes from the scheduled start time, at which time it reconvened, with those persons represented in person or by proxy being deemed to be quorum. The meeting was therefore competent to proceed with the business at hand.

FILING OF PROOF OF NOTICE OF MEETING:

It had been confirmed that the notice of the Annual General Meeting had been sent to all registered strata lot owners in accordance with the requirements of the Strata Property Act and the bylaws of the Strata Corporation, stating the date, time, place and purpose of the meeting.

MINUTES OF THE MEETING OF OCTOBER 16, 2008:

It was

MOVED AND SECONDED:

That the minutes of the meeting of October 16, 2008 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

On behalf of the Strata Council, the President then introduced the head table, Council members Linda Morales, Jose Lopez, Peter McKenna and John Jakse. It was noted that Council member Peter Endisch was unable to attend the meeting.

The President reported that the annual Halloween fireworks display was scheduled for 8:00 pm on Saturday, October 31, 2009 at the recreation centre, with hot chocolate being provided.

Mr. King then reported that "Big Bin Days" was scheduled for Saturday, November 14, 2009.

Mr. King noted that the Strata Council, during the past year, has had to contend with a number of issues surrounding tree maintenance and failures and water line leakage, which has resulted in higher than anticipated costs to the Strata Corporation.

During the past year, volunteers assisted with the screening of trees to prevent further damage as a result of beaver activity. Appreciation was extended to those volunteers for their assistance.

Mr. King noted that the condition of the trees along Shaughnessy Street would be an issue for the incoming Strata Council to address. The arborist has made recommendations on the need of the Strata Corporation to give consideration to a systematic thinning of these trees and to this effect the development of a plan would be required for the future as this matter would not only be costly, but of significant impact to the community.

It was then reported that during the past year, difficulties have been experienced with the result of the failure of the support base for an electrical kiosk. There are a number of electrical kiosks on the property, and over time further repairs and updates to these kiosks can present a significant cost item for the Strata Corporation to address.

The next Strata Council will have to give consideration to resolutions pertaining to budgeting issues and the full effect of the HST.

FINANCE REPORT:

The proposed operating budget was introduced and reviewed with owners in attendance.

The Treasurer noted that as the complex continues to age, it is reasonable to expect that maintenance and repair costs will go up over time. While the Strata Corporation has a substantial contingency reserve fund, the complex does have potential significant cost items, which will require long term planning to address.

During the course of discussion on the proposed operating budget, questions were tabled concerning budgetary control steps, impact of emergency repair requests, the authorized wall installation work behind Colin Place, and the process followed in the awarding of that contract, the comments of the lake consultant and that no firm recommendations have been received with regard to dredging of the lake, a request that some stop signs be replaced.

Additional discussion took place with regard to the pruning of the Shaughnessy boulevard trees, and with regard to the irrigation system.

Discussion continued with regard to tree maintenance issues. It was noted that the routine pruning of the trees is not stopping the trees from getting bigger, and therefore a longer term solution will be required.

Several owners expressed questions and concerns for the potential impact of additional tree maintenance work being needed to the property.

An owner commented that he believes that BC Hydro should be responsible for the repairs to the electrical kiosks located throughout the complex. It was noted that BC Hydro has indicated that they have demarked their area of responsibility just off the common property and have not accepted any form of responsibility for repair or maintenance to the electrical kiosks themselves.

With respect to the newsletter, it was commented that the newsletter costs more to produce than the income that it generates, and a question was raised as to whether or not the community needed the newsletter.

Some discussion then ensued with regard to the expectation that a number of owners appreciated the newsletter.

It was suggested that advertising costs can be increased and perhaps advertising to outside ads could be set at higher rates. It was agreed that the Strata Council would review the newsletter issue.

It was noted by an owner that the cost of taking out a full page ad does not actually cover the cost of producing the full page ad and therefore consideration should be given to potentially saving money by deleting advertising.

An owner then questioned as to whether or not Big Bin Days was needed and worth the additional expense to the Strata Corporation. The owner noted a potential concern that non-residents of River Springs may be benefiting from the availability of the Big Bin Days.

It was noted that some owners have expressed concern for the potential loss of Big Bin Days a few years ago, and it was felt at that time that both Big Bin Days and the newsletter had value to the community and should be maintained.

It was suggested by an owner that perhaps increased use of email and the website could decrease the need for paper and the costs of delivering items such as minutes and that to owners.

An owner further noted that the City of Coquitlam has provided a spring clean up; however, the City will now be deleting this service to Coquitlam residents and therefore Big Bin Days may become more important.

It was then

MOVED AND SECONDED:

That:

WHEREAS The Strata Property Act sets out the required information to be submitted with the proposed budget; and

WHEREAS The Strata Property Act requires the Strata Corporation to report on the contingency reserve funds, operating expenses and unapproved expenses; and

WHEREAS The Strata Property Act establishes the approval process for the various components of the budget for the coming fiscal year;

BE IT THEREFORE RESOLVED THAT:

⇒ The Owners, Strata Plan NW 939, hereby authorize a 2009/2010 reserve contribution in the amount of \$46,328.05. (refer to Section 93 of the Strata Property Act)

⇒ The Owners, Strata Plan NW 939, hereby authorize a transfer from reserves in the 2009/2010 fiscal year in the amount of \$32,750.00 to clear the 2008/2009 operating fund deficit. (refer to Section 96 of the Strata Property Act)

⇒ The Owners, Strata Plan NW 939, hereby authorize operating expenses in the amount of \$389,763.95 (exclusive of the reserves and capital expenses). (refer to Section 103 (1) of the Strata Property Act)

Question was called and the motion was

CARRIED (34 in favour, 1 opposed)

INSURANCE POLICY RATIFICATION:

The Strata Manager introduced the proposed $\frac{3}{4}$ vote resolution calling for ratification of the insurance policy.

The Strata Manager noted the insurance policy that is in effect and referred owners to the attached declaration sheet as included in the notice of the Annual General Meeting. The Strata Manager reminded all owners that it is each owners responsibility to have and maintain their own personal insurance coverage for their own strata lots as the Strata Corporation's insurance policy does not cover the owner's homes, their betterments or their improvements.

An owner commented that the Strata Corporation may have a liability issue as "No Swimming" signs have not been posted around the lake and there may be chloroform count issues within the lake itself.

After reminding owners once again of their responsibility to have and maintain their homeowner's insurance policy, it was

MOVED AND SECONDED:

That:

WHEREAS the Strata Corporation currently insures considerable assets over which it has an insurable interest but no beneficial ownership; and

WHEREAS the Strata Corporation is required in its mandate to deal with matters affecting not only the common property, common facilities and common assets, but also those fixtures built or installed by the owner/developer as part of the original construction; and

WHEREAS the Strata Council is recommending that the Strata Corporation approve the property insurance policy and related risks in accordance with the attached Certificate of Insurance, which sets out the current level of insurance coverage;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 939, hereby approve the insurance policy and the terms as set out in the Insurance Certificate dated December 29, 2008 and August 6, 2009, setting out the coverages for the benefit of The Owners, Strata Plan NW 939, in accordance with Section 149 of the Strata Property Act and related regulations.

Question was called and the motion was

CARRIED UNANIMOUSLY

ELECTION OF 2009/2010 STRATA COUNCIL:

It was noted that at this time the current Strata Council retires and it is the owners' responsibility to elect a minimum of three to a maximum of seven owners to represent them as the Strata Council until the next Annual General Meeting.

Nominations were then called for election to the Strata Council, and the following owners were duly nominated:

- Chris King
- Jose Lopez
- Peter McKenna
- Peter Endisch
- John Jakse
- Arlene Lambert
- Darren Berg
- Chris Goodman
- Wesley Barr

There being no further nominations, it was

MOVED & SECONDED:

That nominations be closed.

MOTION CARRIED UNANIMOUSLY

A secret ballot was then conducted and as a result of the secret ballot, the following owners were then declared elected to the Strata Council.

- Chris King
- Jose Lopez
- Peter McKenna
- John Jakse
- Arlene Lambert
- Darren Berg
- Wesley Barr

It was then

MOVED AND SECONDED:

That the ballots be destroyed.

MOTION CARRIED

Appreciation was then extended to the scrutineer for counting the ballots and to all owners for allowing their name to stand for election to the Strata Council.

OTHER BUSINESS:

RV Lot

An owner then noted that as per the bylaws, a wait list should be noted in the Strata Council minutes for RV stalls. The owner continued that he is paying approximately \$1,600.00 per year to park his trailer. There at present is no fee for use of the RV parking stalls, and while he has in the past supported a non user fee for the use of the RV parking stalls, perhaps the incoming Strata Council should revisit this topic and as well as look at the definition of RV's, as some RV's are being parked in the recreational vehicle parking lot and not moved for very lengthy periods of time.

The owner further suggested that the Strata Council consider the expansion of the RV parking lot and the potential cost of doing so.

Lake

An owner then commented that there is a potential concern for the chemicals used by the landscaper in and around the lake.

Gazebo

An owner commented that in past years there have been a number of weddings at the recreational centre and that the appearance of the gazebo area has deteriorated. The owner noted that in the past, work parties have affected improvements to the gazebo area and suggested that improvements can be made to this area.

Bylaws and Condominium Homeowner's Association

An owner then noted that he has been working on potential bylaw amendments for the Strata Corporation and has been using the Condominium Homeowner's Association as a source of information on the right way and wrong way to write bylaws. The owner has suggested that there would be a potential benefit of joining the Condominium Homeowner's Association at an annual fee of \$500.00.

It was then noted by the Chairperson that this discussion would be considered out of order, as this discussion topic had not been taken though the Strata Council before requesting the owners to make a decision on this amount.

Some discussion then took place as to whether or not discussion should continue. The Chairperson then advised that as there is a challenge to the position of the Chairperson it would be appropriate for a motion to sustain the Chairperson be made. It was then

MOVED AND SECONDED:

To sustain the Chairperson.

Question was called and the motion was

DEFEATED

After further discussion on the possible benefits of joining the Condominium Homeowner's Association, it was

MOVED AND SECONDED:

That the incoming Strata Council discuss at their next meeting the possible benefit and cost of joining the Condominium Homeowner's Association.

MOTION CARRIED

An owner then requested that the Strata Council consider what it is that they are trying to accomplish with any considered bylaw changes.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:36 pm.

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