

DRAFT Minutes – Annual General Meeting September 6, 2007

Attending: 50 Units attending in person or by proxy, including the following council members: Roger Taylor, Mary Lou Newbold, Anita Walper, Wanda Farrant, Tracy James, and Will Carter of Baywood Property Management

Quorum: Yes.

Minutes taken by: Mary Lou Newbold

The meeting was called to order at 7:15 PM at The Royal Canadian Legion – Pro Patria Branch.

2. Review Minutes

- a) AGM August 24, 2006 approved. Motioned by CP408 (Marlene Letendre) and seconded by CP410 (Judy Phillips).

3. Old Business and Reports from Council/Committees

- a) Building Maintenance and Repairs

Roger reported to the owners that the Annual Building Inspection Report is now available on the website.

As usual, the building exterior continues to exceed original life expectancy and is expected to last five to seven years. Estimates past five to seven years are difficult to obtain, as weather and maintenance performed over time affect life expectancy. The areas most likely to first show problems will be balconies and windows. Council asks owners to be diligent in reporting any cracks or moisture, especially in the areas of balconies and windows.

A few owners noted that they do not own computers. Baywood is happy to print and mail a copy of the Annual General Inspection.

There needs to be some painting of exterior doors and railings on the coming year, also the fire suppression system needs to be upgraded. The ventilation fan for the underground parking was just replaced. All of these things are expected given general wear and tear as well of age of building.

A letter was received from an owner on the first floor of Churchill Place regarding some landscaping concerns. These issues have been addressed with the landscaper/gardener and hopefully these concerns will be attended to.

Garbage became a real problem this year with items being discarded that are difficult to dispose of and eventually our costs go up. The composting program idea received 65% approval based on the number of returned responses. Based on this council will continue to move forward with the implementation of a composting program that will run beside the garbage and recycling.

Steel doors in the garage level have received extensive damage and beyond repair. Replacement must be done of several doors.

DRAFT Minutes – Annual General Meeting September 6, 2007

CP 409 Ruby McDonald asked whether the windows would be cleaned soon. She also asked that the time line be reviewed as the windows were cleaned and two weeks later building maintenance began and dirtied up her windows.

She also mentioned that the seal is broken in the window of her master bedroom.

HC 402 Mary Lou Newbold reported her unit also has a steamed window, it is the living room window.

Third floor CP had a hole in the wall that has been repaired but remains unpainted. Roger will remind our handy man to get to it and if he can't do it relatively soon we will find someone else to do it.

b) Considering the Accounts

Most numbers look fairly good, interest came in higher than expected so we did pretty good on our budget. We came out around \$7800 under budget. It has been a difficult year to get any work done by contractors. Getting the quotes doesn't seem to be a problem, but we've had several items that got held up because we couldn't get people to do the work. Fire suppression system, painting of exterior doors, fence repair and paint touch ups were anticipated to be done in the last year and have yet to be completed. We are hoping to place the budget surplus into Repairs and Maintenance for the coming year to cover the above.

Our switch over to more efficient compact fluorescent bulbs in all the hallways has lowered our hydro costs by close to \$2000.

Gas is variable and it's very difficult to budget because we don't know what the weather will do, we don't know who leaves their pilot lights on. If winter is cold, people use the fireplaces more and the hallways require more heat. There is an additional \$1000 in the gas budget to allow for this.

Water remained within the budgeted amount. The highest consumption of water remains unit consumption, toilets, showers. Council has information on the website about low flush toilets and shower heads.

Trash and recycling is going up as our buildings do not do a very good job of disposing between recycling and garbage. Council hopes that with the new composting program our costs will come down.

The area around the garbage cans is not a "free take it zone". Please do not leave stuff down there hoping someone else will take it away. We pay to have those items disposed of. If you need to have something discarded please call and have it hauled away.

CP 403 asked why our insurance rates are expected to drop. Roger explained that we were penalized in previous years for too many claims and our insurance rates were increased quite significantly. We have since then taken measures to adjust our water damage claims, our actual policy and we changed brokers. Wanda also noted that we pay our insurance premiums in advance that's why we know it will be less.

DRAFT Minutes – Annual General Meeting September 6, 2007

CP Tom Merrick asked why our administration has gone up so much. We have increased our mail outs and improved our communications. Also as of January Baywood had to open a separate bank account for the Strata under changes to the Strata Property Act so we are now paying our own bank charges and administrative fees.

Motion to Approve Budget as pr
CP311 CarolKronbauer, HC107 Grant Dupuis seconded. All in favour, none opposed.

New Business

HC114 Cheryl Stafford. Her tenants have reported people hanging around the fence. The police have been called numerous times.

HC107 Grant Dupuis raised concern about the delay in the fire response to our smoke detector alarm that occurred a couple of months back. A faulty smoke detector on the first floor of Hampton Court was the problem.

Roger explained that everyone assumes that someone else has called the fire department. The fire department doesn't automatically get called when the fire alarm goes off, so if no one calls, they don't respond.

HC207 Tom Merrick asked about the fence being repaired or replaced. It is on this years repair list.

Electing a Strata Council

Mary Lou Newbold and Don Gorby are stepping down from the Strata Council so there are two vacancies that need to be filled. Mary Lou will continue on until the sale of her unit. Lorne Grant HC307 has said he will stand on council, he is retiring and has worked for many years doing exterior work. Roger made a plea for anyone from Churchill Place to take a position as CP is always under represented. Carol Kronbauer CP311 will return to council as well.

Motion to cease nominations HC207 motioned seconded by Peggy Taylor HC417.

Meeting Adjourned at 8:40pm