

## Unapproved Minutes – Annual General Meeting – Strata 2720 – August 27, 2008

**Attending:** 37 units attended in person or by proxy, including Council members Roger Taylor, Anita Walper, Carol Kronbauer, Donna Bishop and Will Carter of Baywood Property Management

**Quorum:** Yes

**Minutes taken by:** Anita Walper

The meeting was called to order at 7:35 p.m. at the Royal Canadian Legion – Pro Patria Branch.

### **1. Review of September 6, 2007 Minutes**

The September 6, 2007 Minutes were amended as follows:

- (a) On page 3, second paragraph, to read “Motion to Approve Budget as presented.”
- (b) Under New Business, first paragraph, to read “HC114 Cheryl Stenberg”.
- (c) Under Electing a Strata Council, this line, to read “Grand HC307”.

Moved by HC427 (Peggy Taylor) and seconded by HC104 (Donna Bishop) that the September 6, 2007 Minutes were adopted as amended. Carried.

### **2. Old Business**

- (a) Churchill Place
  - i. Exterior will be painted to alleviate the cosmetic look of the hairline cracks.
  - ii. Rooftop ventilators were repaired.
  - iii. Façade arch crack was left for five years to determine severity of water ingress. Minor repairs were required.
  - iv. Third floor carpets require cleaning.
  - v. CP402 kitchen window has water collecting on the sill.
- (b) Hampton Court
  - i. Balconies for HC406, HC306 and HC206 all experienced some water ingress, due to a tear in the balcony skin of HC406 and an uncaulked electrical box. HC 406 is one of a few balconies without an overhang.
  - ii. The floor mat between the entry doors on the garage level by the elevator is torn and should be replaced.
  - iii. A hole in the plaster on the wall facing the elevators on the garage level needs repair.
  - iv. The third and fourth floor west end stairwell doors need repair.
  - v. HC402 living room window has failed.
  - vi. HC304 sliding glass door has failed.
- (c) Carpet replacement for the second, third and fourth floors will occur in September.
- (d) Balcony inspections for the second, third and fourth floors for membrane health/damage will occur in September in conjunction with the carpet replacement.
- (e) The annual inspection will focus on the balconies. Owners will be asked to remove all items from the balconies to allow easy access for inspection.
- (f) There have been landscaping issues over the past year – the Strata will be looking for a new gardener/landscaper.
- (g) Insurance rates dropped approximately \$2,000 from last year as there were fewer claims.
- (h) Window washing was scheduled this year, however, the company lost the request. Other quotes were too high so the window washing will be scheduled for next year.
- (i) Commendation given for Jeanie Mogg for her dedication in breaking down boxes in the recycling bins, recycling bottles and notifying the public parking in front of Churchill Place in the residential parking zones.

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### **3. Considering the Accounts – Will Carter**

- (a) Change the Proposed 2007-2008 Operating Budget to read “Proposed 2008-2009 Operating Budget”.
- (b) Interest income is lower than projected because the interest rates were lower.
- (c) The janitor fees are higher to cover the removal of items left by the recycling bins in the garage.
- (d) The landscaping maintenance fees have been increased to cover the purchase of new soil and plants.
- (e) The elevator costs have risen to cover the increase in service fees.
- (f) The trash costs have risen to cover the increase in gas and landfill costs.
- (g) There is less than a \$6,000.00 increase in the budget over last year.

Motion to approve the budget as presented made by HC207 (Tom Myrick) and seconded by CP309 (Donna Prentice). Carried.

### **4. New Business**

- (a) The increased amount in strata fees will occur on September 2, 2008 by electronic transfer, including fees starting from July 1, 2008 forward.
- (b) Two units on the first floor, west end, of Hampton Court were broken into this Summer. Police advised that there have been a lot of break-ins in our area as well as elsewhere.
- (c) Environmental initiatives tabled, kudos on the compost bins.

### **5. Electing a Strata Council**

Two strata members have left Council as they have sold their units. The following Council members have agreed to serve on Council by acclamation: Roger Taylor, Tracy James, Donna Bishop, Carol Kronbauer and Anita Walper.

The President asked for volunteers and/or nominations from the floor. Jarra Ford (HC402) agreed to put her name forward to serve on Council. Motion to cease nominations by HC417 (Peggy Taylor) and seconded by HC114 (Sheryl Stenberg).

The meeting adjourned at 8:45 p.m.