

**Minutes of Strata Corporation VIS 4577
Annual General Meeting
July 27, 2021**

The meeting was called to order by Don Bower, President, at 7:05 pm at The Bradley Centre, 975 Shearman Road, Coombs, BC with confirmation that there were 24 Owners present and 15 proxies received for a total of 39 voters, enough for a quorum to conduct the meeting. Strata Secretary confirmed proof that the notice of meeting and supporting documents had been hand-delivered to Strata Owners within the time frame prescribed by the B.C. Strata Property Act, i.e. no later than 14 days prior to the date of the meeting.

Motion to approve agenda

Moved by #14 Farrell Drive

Seconded by #342 Davis Avenue

Carried Unanimously

Motion to approve Minutes of Annual General Meeting 2020

Moved by #338 Davis Avenue

Seconded by #6 Farrell Drive

Carried Unanimously

Old Business: None

Strata Maintenance Report:

Dave Johnson reported on problems with the Strata's irrigation system, including those that have been resolved and those that remain outstanding. He also presented an overview of the different maintenance items which were carried out this past fiscal year, including snow removal, inspection of the fire hydrants, replacement of bulbs in street lamps, repairs to the mail boxes subsequent to the break-in in January 2021 and issues relating to the Strata's sanitary sewer system including repairs to the electrical panel, replacement of the fan, repairs to the spare pump and the hour meter in the electrical panel.

Insurance Coverage:

Marjorie Picard, Treasurer, reviewed the Strata's current insurance coverage.

Treasurer's Report:

Marjorie Picard presented the financial report for the fiscal year ending May 31, 2021.

Preamble: The financial report for the fiscal year 2020-2021 shows a surplus of \$9,345.00. This surplus is because of the way Sabo, Jang & Co. Ltd. do the report and does not highlight a number of over-budget or budgeted infrastructure expenses that relate to the lift pump, septic cleaning, catch basin cleaning and increased City of Parksville sewer costs that resulted in a \$6,505.59 reduction in the Contingency Reserve Fund from \$198,103.11 as of May 31, 2020 to \$191,597.52 as of May 31, 2021. Council recommends that no special levy be introduced as, quite simply, that is the purpose of the CRF.

Adoption of the financial report for the fiscal year 2020-2021:

Resolution 1. Be it resolved that the financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2020-2021 be adopted.

Moved by: #295 Smith Place

Seconded by: #15 Farrell Drive

Carried Unanimously

Preamble: The financial report for fiscal year 2020-2021 shows a surplus of \$9,345.00. Council recommends that the surplus of \$9,345.00 remain in the Operating Account to cover expenses that have been incurred in fiscal year 2020-2021 and as yet have not been paid.

Designation of the 2020-2021 Operating Surplus:

Resolution 2. Be it resolved that the 2020-2021 Operating Budget Surplus remain in the Strata's Operating Account.

Moved by #15 Farrell Drive

Seconded by #6 Farrell Drive

Carried Unanimously

Preamble: The proposed Operating Budget maintains the monthly Strata fees at \$102.00 and includes the Council-recommended contribution to the Strata's Contingency Reserve Fund of \$699.17 per month or \$8,390.04 per year which continues the rate of contribution at the same level of contribution that the Strata has maintained for the past several years.

Approval of the proposed Operating Budget for fiscal year 2020-2021:

Resolution 3. Be it resolved that the proposed Operating Budget as presented for the fiscal year June 1, 2021 to May 31, 2022 be approved.

Moved by: #14 Farrell Drive

Seconded by: #6 Farrell Drive

Carried Unanimously

New Business:

Election of Strata Council:

The following Owners have volunteered to stand for Council for 2021-2022.

The seven members of Council for 2021-2022 are:

Don Bower	5 Farrell Drive
Bob Brown	351 Davis Avenue
Rae Davies	346 Davis Avenue
Dave Johnson	25 Farrell Drive
Diana Matsuda	33 Farrell Drive
Marjorie Picard	340 Davis Avenue
Walter Scuccato	286 Smith Place

Elected by acclamation.

General Discussion:

Strata Mail Boxes: Don Bower, President, advised that the Strata has been contacted by an official from the local branch of Canada Post confirming that new mail boxes will be installed for the residents of the Strata and that the Strata would be contacted about the date of installation. As well, the Strata has been approached by a party who would be willing to take out the old mail boxes once mail boxes have been installed by Canada Post. In exchange, the interested party will make whatever repairs would be required to the mail box kiosk and would also paint it.

Strata Owners expressed thanks to the Council members for their ongoing efforts in this regard.

Irrigation, water consumption and landscaping:

A general discussion was held about water consumption by the residents of the Strata in light of global warming and the future of the existing irrigation system. Some Owners expressed dissatisfaction with regard to the difficulty of growing grass where the trees along Farrell Drive have been removed. Council agreed to see what could be done to address this issue.

Strata Septic System:

It was suggested that residents of the Strata be provided with more in-depth information in order to better understand how the Strata's septic system operates. Council agreed to put together this information, which will be provided to both current and incoming Owners.

Neighborhood Block Party:

After discussion, it was decided that a neighborhood post pandemic block party would be held in September. Further details will be provided to Strata residents in due course.

The meeting was adjourned at 7:45 pm

Moved by #25 Farrell Drive

Seconded by #14 Farrell Drive

Carried Unanimously

Meeting minutes prepared by Strata Secretary Rae Davies, and reviewed by all members of the Strata Council 2021-2022.