

Minutes of Strata Corporation VIS 4577
Annual General Meeting
July 21, 2022

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 26 Owners present and 13 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 #295 Smith Place

Seconded by #338 Davis Avenue

Carried Unanimously

Motion to approve Minutes of Annual General Meeting 2021

Moved by #18 Farrell Drive

Seconded by #6 Farrell Drive

Carried Unanimously

Old Business: None

Strata Maintenance Report:

Dave Johnson reported on problems with the Strata's sanitary septic system, including those that have been resolved and those that remain outstanding. He also reported that water levels continue to be in the normal range and also stated that arrangements have been made for grass to be repaired in early August where the trees along Farrell Drive have been removed.

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, 2022.

Resolution 1. Adoption of the financial report for fiscal year 2021-2022.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2021-2022.

Moved by: #356 Davis Avenue

Seconded by: #16 Farrell Drive

Carried Unanimously

Preamble: The financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2021-2022 shows a shortfall of \$5,305.00; however, by inadvertence, the report includes the cost of \$3,600.00 for garbage and recycling, a cost which is no longer applicable. The actual deficit is \$1,705.00.

Resolution 2. Designation of the 2021-2022 Operating Shortfall.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 that the Strata repay in fiscal year 2022-2023 the shortfall of \$1,705.00 to the Strata's Contingency Reserve Fund, with the \$3,600.00 to be adjusted on the balance sheet in the fiscal year 2022-2023 as a Prior Period Adjustment and adjusted by Sabo, Jang & Co. Ltd. at the year end of fiscal year 2022-2023.

Moved by # 356 Davis Avenue

Seconded by #16 Farrell Drive

Carried Unanimously

Preamble: Transfer of \$6,000.00 from the Contingency Reserve Fund to cover an unexpected expense to replace the lift pump in the Strata's sanitary septic system.

Resolution 3. Transfer of \$6,000.00 from the Contingency Reserve Fund

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to allow the transfer of \$6,000.00 from the Contingency Reserve Fund to stand as payment for the lift pump in the Strata's sanitary septic system.

Moved by #6 Farrell Drive

Seconded by #14 Farrell Drive

Carried Unanimously

Preamble: This proposed operating budget increases the monthly Strata fees from \$102.00 to \$112.00 and contains 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 to the Contingency Reserve Fund which the Strata has maintained for the past several years.

Resolution 4. Approval of the proposed Operating Budget for fiscal year 2022-2023.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the proposed Operating Budget for fiscal year 2022-2023.

Moved by #18 Farrell Drive

Seconded by #338 Davis Avenue

Carried Unanimously

New Business:

Preamble: The three year Depreciation & Reserve Fund Study Consultation Appraisal Report (Depreciation Report) prepared by Bell Appraisals expires at the end of fiscal year 2022-2023. Council would like to have Bell Appraisals prepare a new three year Depreciation Report for the period of 2022-2023 through 2024 by the end of 2022 so that it is in place at the beginning of the next three year term. The cost for the three year term will be \$2,625.00 and is included in the proposed Operating Budget for fiscal year 2022-2023.

Resolution 5. Renewal of Depreciation & Reserve Fund Study Consultation Appraisal Report.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to authorize Council to order the next three year Depreciation Report from Bell Appraisals so that it is in place at the beginning of the next fiscal year, 2023-2024.

Moved by #295 Smith Place

Seconded by #8 Farrell Drive

Carried Unanimously

Preamble: As reported in the minutes of the Strata Council meeting of June 28, 2022, Council has received a proposal to adopt an unofficial designation for the Strata, the registered name for the Strata being Strata Corporation VIS 4577. The proposed unofficial designation would be "The Village at Shelly Creek" in order to denote the geographical location of Strata Corporation VIS 4577 and would appear on the sign at each entrance to the Strata.

Resolution 6. Unofficial designation for the Strata.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 that the Strata adopt the unofficial designation of "The Village at Shelly Creek" at a cost not to exceed \$3,000, such cost to be borne out of the Contingency Reserve Fund.

Moved by # 338 Davis Avenue

Seconded by #6 Farrell Drive

Carried by 34 votes for and 5 against

13. Proposed Bylaw Amendments

Resolution 7. Withdrawn

Resolution 8. Withdrawn

Preamble: The issue of open side street or corner lot fencing continues to be problematic for the few Owners of Strata Corporation VIS 4577 who own such lots. Council is therefore recommending that the Owners of Strata Corporation VIS 4577 reconsider this issue and make the following amendment to paragraph 1) of Section 41, Fencing. *N.B.* Paragraphs 2), 3) and 4) remain unchanged.

41. **Fencing**

- 1) Open side street or corner lot fencing may extend from the back exterior wall parallel to the sidewalk or street and must be a minimum of four (4) feet from the sidewalk or street. Open side street or corner lot fencing must be wood lattice, stained, and not exceed a height of four (4) feet and have plants and shrubs planted in front of the fencing.

Resolution 9. Be it resolved by a 3/4 vote by the Owners of Strata Corporation VIS 4577 that the proposed wording set out above be approved and incorporated into the Bylaws of Strata Corporation VIS 4577.

Carried by 34 votes for and 3 against

Preamble: The Bylaws of Strata Corporation VIS 4577 dated August 2007 under Section 33., Unsightly, made reference to the requirement that vehicles on strata lots must be licensed and insured. The Bylaws of Strata Corporation VIS 4577 dated August 2018 under Section 32., Unsightly, do not contain any reference to vehicles. Council is recommending that reference be made in paragraph 4) of Section 32., Unsightly, to vehicles which are inoperative or derelict. *N.B.* Paragraphs 1), 2), 3) and 5) remain unchanged.

32. **Unsightly**

- 4) No rubbish or debris shall be allowed to accumulate on a strata lot including, but not limited to, inoperative or derelict vehicles.

Resolution 10. Be it resolved by a 3/4 vote by the Owners of Strata Corporation VIS 4577 that the proposed wording set out above be approved and incorporated into the Bylaws of Strata Corporation VIS 4577.

Carried by 30 votes for and 7 against

Election of Strata Council:

Dave Johnson has decided to step down and Council thanks him for his valued service.

The following Owners have volunteered to stand for Council for 2022-2023.

The seven members of Council for 2022-2023 are:

Dereck Atha	18 Farrell Drive
Don Bower	5 Farrell Drive
Bob Brown	351 Davis Avenue
Rae Davies	346 Davis Avenue
Diana Matsuda	33 Farrell Drive
Marjorie Picard	340 Davis Avenue
Walter Scuccato	286 Smith Place

Elected by acclamation.

General Discussion:

Neighborhood Block Party:

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

Holding of General Meetings of Strata Owners:

It was suggested that meetings of Strata Owners, be they Annual General Meetings or Special General Meetings, be held in the afternoon rather than in the evening. Strata Owners agreed to continue holding such meetings in the evenings.

The meeting was adjourned at 8:00 pm

Moved by #342 Davis Avenue

Seconded by #16 Farrell Drive

Carried Unanimously

Meeting minutes prepared by Strata Secretary Rae Davies, and reviewed by all members of the Strata Council 2022-2023.