

AGM
Mountainview NES 2964
Minutes
December 17th, 2009
Realty Executives Cranbrook Agencies Boardroom
911 Baker Street, Cranbrook, BC

Call to Order by Strata Manager – Sharron Billey @ 7:30 PM

Attendance: Ronaye Matthews (4) Lillian Cowan (1)
 Sonia Mama (2) Holly Wheaton (1)
 Susan Ballard (1)

Receipt of Proxies:

Chris DeRosa, Raymond Edinger, Murray Wilson,

Confirmation of a Quorum:

5 owners present. 3 valid proxies received for a total of 9 votes present. Eligible votes established - 23. A quorum has been established.

Proof of the Notice:

All present confirmed receiving Notice

Approval of agenda:

Moved/Seconded/Carried

Approval of 2008 AGM Minutes as corrected:

Corrected minutes will be posted. The 3 minor corrections were: ...juniper shrubs gone at the 12th Ave entrance should read 17th Ave entrance; ...the juniper bugs are GONE should read ALMOST GONE; and lastly – Council suggest maintaining financials should read – Council suggests maintaining existing levels of strata fees.
Moved/Seconded/Carried

Financial Reports:

○ Approval of Proposed Operating Budget:
Moved/Seconded/Carried

Review Insurance Coverage:

Sharron Billey reported that as a result of the two claims last year that resulted in a claim total of \$172,349 being paid out our insurance premium for the year has gone up from \$6,055 (2008) to \$6,730 (2009). Also our deductible for water damage and sewer back up has increased from \$2,500 to \$5,000. General discussion followed. Motion to accept 2009 Axa Pacific Insurance Companies proposal.
Moved/Seconded/Carried

Old Business

- o None

New Business:

- o Budgeting for items re: Grounds Committee, Parking Lot or Windows:

General discussion followed regarding the above items and it was decided that we should do minor cleanup and beautification during the next year however let our reserves build. Discussions regarding the parking lot are that we need to be mindful of cramped parking spaces and as soon as possible work towards a permanent solution. Vehicle plug-ins are becoming less of a concern to owners as newer vehicles are needing less and less to be plugged in. Sonia suggested that we look towards having a location for a station with electrical outlet that would can be available for car cleaning if it is ever decided to remove the existing mish mash of plug-ins that are currently on common property.

Moved/Seconded/Carried

Notice of Motion -Non Smoking Bylaw

General discussion was lively. Those present and those that reported to strata management through Sharron Billey or Jean Klein, during the past several months have strongly supported this building becoming a Non Smoking Building.

Moved/Seconded/Carried unanimously

Election of Strata Council:

Term: AGM to AGM

The following were nominated to stand for Council: Susan Ballard, Holly Wheaton, Sonia Mama, Ronaye Matthews, Lillian Cowan, Mark Sadler. There being no further nominations all are elected by acclamation.

Time and Place of Next AGM:

To be determined

Motion to adjourn at 8:33 PM

Moved/Seconded/Carried

**PLEASE NOTE - You are reminded that if your fees are not up to date you may not vote and fines may be levied against your lot by the council.*

Please Contact Realty Executives Cranbrook Agencies if your fees are not up to date. Ph (250)426-3355 FAX (250)426-3683 or email: sharronbilley@cranbrookagencies.com or jean@cranbrookagencies.com