

AGM
MOUNTAINVIEW STRATA NES 2964
November 12th, 2008
Realty Executive Cranbrook Agencies Real Estate Board Room

Attendance Ronaye Matthews (2) Lillian Cowan (1)
John Harder (1) Sonia Mama (1)

Receipt of Proxies

Chris DeRosa (1) Raymond Edinger (1)
Jordan Teyke (1) Frankie Seitz (1)

Call to Order

7:10 pm by President, Ronaye Matthews

Confirmation of Quorum A total of 4 owners were present, holding 4 proxy votes for a total of 9 votes. Quorum is confirmed.

Proof of Notice

All agree Notice of AGM has been received

Additions to Agenda:

Landscaping
Leaking Pipe
Parking Lot

Approval of Agenda as Amended

Second/Carried

Approval of 2007 AGM Minutes

Second/Carried

Approval of SGM Minutes

Second/Carried

Review Insurance Policy Coverage: Dave Bowman with Falkins Insurance is confident our insurance covers Strata NES 2964 needs. At this time Strata Management does not have a quote for 2009 insurance.

Motion to Approve Insurance Coverage:

Second/Carried

Elect Strata Council: Nominations for Mark Sadler, Ronaye Matthews, Lillian Cowen, Susan Ballard and Holly Wheaton. Hearing no further nominations the above are acclaimed. The positions of council will be announced at the first Executive Meeting.

Motion to Accept Appointed Strata Council

Second/Carried

Old Business Roof: Peter from Riemel Competence in Roofing came highly recommended. Peter was available to start work in October and did in fact start mid October with a plan of having the roof secure by October 31st, 2008. Mountainview was not prepared to go through another winter with the roof the way it was. November 4th Peter had the elastomeric self stick membrane on the surface of the roof. Cranbrook experienced a fairly heavy rain mixed with snow during the day. The weight of the snow and water on the roof broke the seal. Strata Management received a phone call from an owner saying there was water dripping in front of the elevator. Strata Management phoned Peter, he came immediately and Peter stopped the leaking in the hallway right away. However later in the evening leakage also came down some interior walls and ceilings on both sides of the hallway causing substantial damage to several units. Riemel Competence in Roofing has been paid their deposit of \$26,063.84 the remaining \$26,063.83 will be paid upon of completion of the roof. Riemel Roofing should be complete on or around November 14th, 2008. Strata NES 2964 has an insurance claim on strata property damage caused by the roof leak.

New Business Landscaping: With the juniper shrubs gone at the 12th Avenue entrance side the lower units get far more sunlight through the windows and all the usual red juniper bugs are GONE!!! At the next Council Meeting there will be a Grounds Committee formed. If you have great low maintenance landscaping suggestions bring them forward please.

Motion to Create a Grounds Committee

Second/Carried

Leaking Pipe: This leaking pipe and the creation of a 2nd Insurance claim may cause a 25% increase in our Strata Insurance annual costs. November 4th the owners of unit 305 phoned to inform Strata Management their pipe in the kitchen was leaking. Once Strata Management confirmed the leaking pipe, Management turned Mountainview water off. The owners of that unit removed a cabinet and exposed the failed pipe. November 5th our Plumber repaired the exposed failed pipe. The water had been leaking inside the kitchen wall down to unit 205, then the laundry room and into the electrical room. Strata is responsible for water pipes and it is totally impossible to determine which water, the roof or the failed pipe as the sole cause of the fairly major claim in the unit below.

Parking Lot: Each unit has an assigned parking space. Strata Management has a parking legend and will cross reference the numbering and also make sure the numbers are clearly marked. Cooler temperatures are coming and owners are asking about the electrical plugs for their cars. The plugs along the back are

lying on the ground. It will be approximately \$7,000 fix this problem. This issue will be addressed at another time.

Financial Reports

Council suggests maintaining financials. Strata management is not expecting Mountainview's insurance to increase for this year, next year may be a different situation.

Motion to Adopt Budget as Projected

Second/Carried

Motion to Adjourn at 7:10 pm

Second/Carried