

**Mountainview Strata 2964
2010 AGM
January 30th, 2011
911 Baker Street, Cranbrook, BC**

NOTE: Council had requested the 2010 AGM be held on January 5th, 2010. However quotes that Strata Management was to procure and finance were not received in time to give the required notice. In fact the last quote came in January 12th, 2011. Permission was granted from Council to postpone the AGM until January 30th, 2011 to accommodate notice.

Attendance Susan Ballard (3) Ronaye Matthews (4)
 Sonia Mama (1) Holly Wheaton (1)
 Lillian Cowen (1) Frankie Seitz (1)

Proxy: Raymond Edinger, Azmera Mama, - **Ronaye Matthews**
 D.W Brown, Hal Molle- **Susan Ballard**

Guest Elliott Born, Maintenance

Registration & Proxy: 6 owners present 4 proxies -11 votes present. 27/3 = 9 votes necessary to constitute a quorum. A quorum has been established.

Staff Sharron Billey

Called to Order: by Strata President Ronaye Matthews at 2:08 PM

Proof of Notice of Meeting:

President Matthews asked those present if they had received notice.
All but one responded – yes.

Approval of the Agenda:

Moved/Seconded/Approved

Approval of the 2009 AGM Minutes as corrected:

Under “NEW BUSINESS” Susan wanted the full sentence Vehicle plug-ins are becoming less of a concern to owners as newer vehicles are needing less and less to be plugged in” otherwise OK.

Moved/Seconded/Carried

Reports:

Financial Statements – 2010 Moved/Seconded/Carried

Operating Budget – Same as 2009 Moved/Seconded/Carried

Strata Managers Electrical Report- Verbal. Sharron reported that it is each individual owner’s responsibility to be sure that the electrical plug-in’s within each unit is services as necessary. We will send out to each owner a copy of CHOA’s recommended service requirements of each owner.

Strata Managers Report: (Report included in the AGM package)
Windows & Sliding Glass doors quote: Sharron was to make every effort to come to the AGM with a financing package for this expenditure. No bank will finance. **ACTION:** The assembly asked for Strata management to find out how many owners could finance their own and investigate private financing for those that cannot.
Boiler: In the process of doing due diligence on insurance one insurance broker suggested that we investigate the possibility of exchanging the 45 year old boiler for individual electrical baseboards rather than the water radiators present today. The insurance broker indicated that for insurance one of the major risks is ageing circulation water lines that fail. Elliott reminded us that if we became an electrically heated building we might also investigate the need for a generator to be on hand should we experience a major electrical failure. **ACTION:** Strata management is to investigate the possibility of individual electrical heat & the need for a generator.
Car Plugs: The quote for car plug repair was \$2,500. plus HST. Sonia Mama tabled a motion to further investigate those that wanted or needed plug-in's and bring this back to the table at the SGM that will be called for the first two items. **Moved/Seconded/Carried**

Review of Insurance Coverage:

After due diligence, we have found better coverage with Hub International at a lower cost. **Moved/Seconded/Carried**
Strata Management stressed to owners present that the deductible portion of any claim will be charged back to owners should the incident giving cause for a claim arises from within a unit. Deductibles for Strata's, depending on the incident can be as much as \$10,000/incident and that can cause serious financial difficulty for the Strata. Owners need to maintain their own units in a manner so as to eliminate the possibility of claims. All owners will get copy of suggested maintenance items for each unit. **Received for information.**

Election of Strata Council:

Names that volunteered or were nominated—Holly Wheaton, Sonia Mama, Lil Cowan, Ronaye Matthews, James Wishart & Michelle Wilson. With 7 names put forward – all are elected by acclamation.

Time and Place of next SGM: To be arranged when the aforementioned items are completed and ready to present with proper notice to the Owners of Strata NES 2964 together with a Notice of Motion.

Motion to Adjourn: **Moved/Seconded/Carried** Meeting closed at 3:15.