

2010 – AGM
Silver Springs Crossing NES 2934
Minutes
January 8th, 2011
Realty Executives Cranbrook Boardroom
911 Baker Street, Cranbrook

Call to Order by Strata Manager – Sharron Billey @ 1:17 pm

Attendance: Ian Bradburn (8) Roland Schatz (1)
Ted Ralfe (3) Arrived by phone @1:25 pm

NOTE: Ian had Ted's Proxy of 3 votes for 8 minutes of the meeting therefore when Ted joined us by phone-Ted took back his 3 votes back leaving Ian with 5 votes for the remainder of the AGM.

Proxies:

Ted Ralfe to Ian Bradburn (3) for 8 minutes
Dr. John Tata to Ian Bradburn (2)
Troy Champ to Ian Bradburn (1)
William Schavemaker/Karen Burns to Ian Bradburn (1)

Confirmation of a Quorum:

2 owners present with 1 owner by way of proxy then by phone representing 9 votes at the meeting. There are 14 eligible votes. A quorum is established.

Proof of Notice of Meeting:

All present confirmed receiving Notice

Approval of Agenda:

Moved/Seconded/Carried

Approval of 2009 AGM Minutes:

Moved/Seconded/Carried

(Ted joined the meeting)

Financial Report:

Approve 2011 Operating Budgets

There was general discussion regarding the need to continue with the strata fees in that we show a healthy Contingency reserve. No one present recommended anything other than continue to collect the monthly strata fees of \$73/mo and to continue to build reserves. Management recommends and supports this decision.

Moved/Seconded/Carried

Review Insurance Coverage

There is no change to our minimum coverage of a Bare Land Strata. Strata Management reported looking for further quotes even though our policy will still be a minimum policy. This is all part of due diligence.

Old Business

Ian reported that after the first snow in the fall Mainroads who has been our maintenance company for snow removal & sanding when necessary would not continue with their contract. Ian has offered to remove snow and sand when necessary replacing Mainroads for this service. All present agreed this would be a good service for Silver Springs Crossing. Ian will provide a contract for us in due course. Received for information

Roland wanted to discuss the many warning signs at the gate since the installation of the gate. Ian explained to us that now that we are so well signed, if hunters or trespassers do enter the property we are better covered under our insurance plus one call to the RCMP and they will deal with the situation ASAP. The gate remains unlocked and at this point seems to be providing the deterrent the Strata Council was hopeful for. Ian will move the main sign back farther (Residents Only sign) into the project as weather permits. Also one sign that says "No Hunting" will be removed completely. Ted will review the quality of Realtor signs with the Realtors. Received for information

New Business:

Motion: Transfer excess funds from operations to contingency as necessary.
Moved/Seconded/Carried

Elect Strata Council:

Term: AGM to AGM

The following names were duly nominated to stand for Council: Troy Champ, Ian Bradburn, Roland Schatz and Ted Ralfe. There being no further nominations the 4 were elected by acclamation. Ian – President; Troy – Secretary; Roland – Treasurer; Ted – Director at large.

Time and place of next AGM:

TBA

Motion to adjourn at 1:40 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 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