

ANNUAL GENERAL MEETING
STRATA PLAN LMS 674

DATE HELD: AUGUST 1, 2017

LOCATION: MEETING ROOM
1702 CHESTERFIELD AVE.
NORTH VANCOUVER, BC

CALL TO ORDER:

Gerry called the meeting to order at 7:00 PM.
Moved by Iris (102) Seconded by Cecilia (301) Carried

CALLING OF ROLL AND CERTIFICATION OF PROXIES:

Proxies were received from 201, 204, and 302
Moved by Kathy (203) Seconded by Gerry (101) Carried

OWNERS THAT WERE REPRESENTED:

Gerry (101), Iris (102), Anne (103), Kathy (203), Cecilia (301),
Iris held the Proxy (201),
Kathy held the Proxy (204),
Cecilia held the Proxy (302), Mike held for (303)
Absent: (104), (202), (304).

ELECTION OF CHAIR OF MEETING:

Gerry was elected to chair the meeting.
Moved by Iris (102) Seconded by Anne (103). Carried

PROOF OF NOTICE OF MEETING:

All residents received a hand delivered copy of the notice of AGM meeting and the Strata Minutes from SGM, that was held on June 18, 2017. The notice was delivered on July 13, 2017 which was 17 days prior to the AGM. A notice of the AGM was also posted in the foyer on July 13, 2017.
Moved by Iris (102) Seconded by Anne (103) Carried

ADOPTION OF THE AGENDA:

Adoption of the agenda was approved. Cecilia mentioned that item 6. 'Adoption of the Previous Annual General Meeting Minutes' was an error and should be stricken from the agenda because it was moved, seconded and carried at the SGM.

Moved by Kathy (203) and Seconded by Anne (103) Carried

ADOPTION OF THE PREVIOUS SPECIAL GENERAL MEETING MINUTES JUNE 18, 2017:

Kathy commented it was difficult to the read minutes since the use of suite numbers was used rather than the names of owners. Cecilia communicated with Joey at Associa. about this item, and was advised to use suite numbers instead names.

Moved by Anne (103) and Seconded by Iris (102) Carried

PRESIDENTS REPORT:

Gerry reported that during the year the building had a few minor repairs, and more bags of salt had purchased than had been budgeted for, due to the heavy snowfall this winter. He also mentioned that the only major event was the quotes on the replacement of the windows.

Moved by Anne (103) Seconded by Kathy (204) Carried

ANNUAL REPORT ON INSURANCE:

A discussion was had regarding the insurance policy. It was reported that the insurance had not been changed from the previous year.

Moved by Kathy (203) Seconded by Anne (104) Carried

ADOPTION OF THE 2017/2018 OPERATING BUDGET:

A discussion was had whether to raise the Strata fees, to reduce the fees, or to keep the fees as they are at present. A vote was held resulting in 7-2 decision to keep the Strata fees as they are now.

Moved by Anne (103) Seconded by Kathy (203) Carried

ELECTION OF STRATA COUNCIL FOR 2017/18:

Nominations were held:

Cecilia nominated Gerry for President Seconded by Anne

Gerry nominated Iris for Treasurer, Seconded by Kathy

Iris nominated Cecilia for Secretary Seconded by Gerry

Iris mentioned that Stacey in (201) would like to be on the council, so she nominated her. Seconded by Cecilia

Moved by Iris (102) Seconded by Gerry (101) Carried

President Gerry (101)

Treasurer Iris (102)

Secretary Cecilia (301)

Member At Large Stacey (201)

Moved by Anne (103) Seconded by Mike (303) Carried

GENERAL DISCUSSION:

Kathy (203) read a statement from Kelly (204), it read as follows, "I protest the SGM & Minutes of same but will not do this in this forum."

Anne asked if anyone was having trouble with the front door, as she was not able to open it. It was said, that the lock had been looked at, and that when opening the door, it was best to pull on the door handle rather than pulling on the key.

Mike mentioned that he had one roofer come in and is waiting for a second quote. It was mentioned that 302 would need to be notified before they came. Cecilia recommended that a set time and date be made and then a notice would be sent to 302. Iris stated that if the occupant was not able to open the door that she would be there to let the roofer in.

Iris mentioned that earlier in the week the city had been by to prune trees on 17th Street so the stop sign could be more visible. She also said she had been in contact with the city regarding the aphids on the trees, causing the sidewalk and walkway to be sticky. They are to call her back.

Iris had followed up with the gardeners re the dead cedar tree in front 104. She reported that the gardeners would be able to remove and install a new bush for \$60.

Cecilia informed the strata members that Kathy Campbell of Associa. will be the new Strata Manager that was formally held by Joey Cheng.
Moved Anne (103) Seconded Kathy (203) Carried

TERMINATION OF MEETING:

Gerry terminated the meeting at 7:52PM.
Moved Iris (102) Seconded by Anne (103) Carried