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CHELSEA GARDENS – LMS 1416

ANNUAL GENERAL MEETING MINUTES

TUESDAY, APRIL 27, 2010

LOCATION:

7:00 pm. – Eaglequest Golf Centre
7778 152nd Street
Surrey, B.C.

PRESIDENT

Rod Tondevold - T235

VICE-PRESIDENT

Don Pittendreigh- W123

SECRETARY

Joan Brown - T138

FINANCE AND INVESTMENT

Gordon Scott - T318
Gary Beirnes – T333

LANDSCAPING

Ray Smith - T103
Garry Kirkland - W405

SECURITY

Don Pittendreigh - W123

MAINTENANCE

Garry Kirkland -K405
Ray Smith - T103

APARTMENT/TOWNHOME LIAISON

Garry Kirkland - #K405
Ray Smith - #T103

STRATA MANAGER

Gerry Blanchard
E-Mail: gerry@crpm.ca

CROSSROADS MANAGEMENT LTD.

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EMERGENCY CONTACT

24 HOUR SERVICE
(778) 578-4445
Go to local 222 and press "7"
Your call will be directed to
Gerry's cell phone.

ATTENDANCE:

133 Owners registered in person
92 Owners registered and represented by proxy
Mr. Shawn Smith, Cleveland and Doan

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Rod Tondevold, President.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Mr. Blanchard with the assistance of Verna Sandison, T276, in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in order for the meeting to proceed. Mr. Blanchard reported that a quorum was present.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Blanchard advised that appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Annual General Meeting, the notices were hand-delivered to some Resident-Owners between April 3 and 7, 2010. The balance of the notices were mailed to all those Owners who were not home, or who are non-resident Owners, on April 7, 2010, which is 20 days prior to the meeting date. It was MOVED – K404, that adequate notice was given for this evening's meeting.
SECONDED – T271.

CARRIED

(4) ADOPTION OF AGENDA

It was MOVED –T320- to adopt the agenda as presented.
SECONDED – T184.

CARRIED

(5) ADOPTION OF PREVIOUS MINUTES

It was MOVED –T203- to adopt the minutes of the AGM of April 28, 2009. SECONDED – T241.

CARRIED

(6) PRESIDENT'S REPORT and COUNCIL REPORTS

Rod Tondevold, president, Gordon Scott, treasurer, and Garry Kirkland, building repair and maintenance, gave reports on activities that have taken place over the past year, for the benefit of Owners in attendance at the AGM.

(7) REPORT ON INSURANCE

Gerry Blanchard informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed on March 1, 2010, with premiums of \$ 206 570.00 for 12 months. Details of the policy are as follows:

Property value - \$100,152,000 (Last year \$103 773 800.00)	Deductibles: Water - \$ 5,000
Liability coverage - 10,000,000	Flood - 10,000
Directors and Officers - 5,000,000 (council members who might be held liable)	Glass - 1,000
	Earthquake – 10%
	All Risks - \$ 2,500

Gerry invited Owners to call should they have any questions regarding the Corporation's insurance, or with any questions regarding their own in-suite insurance contents policy. He urged Owners to call their insurance companies to make sure that their policies cover any upgrades that they have made to their units, because the Strata insurance does not cover these improvements.

(8) ELECTION OF STRATA COUNCIL

Rod Tondevold explained to the Owners that the Bylaws required four positions to be filled for a two-year term, and one position for a one-year term. The new council members would join Don Pittendreigh, W123, and Ray Smith, T103, who were elected last year to a two-year term.

The Nominating Committee received the following names of Owners to be considered for the Strata Council:

Joan Brown - T138 Gary Beirnes - T333 Harry Steele - T237 Bill Callagan - T292

It was MOVED – T184, that Lloyd Anderson, K409, be nominated to run for Council. **SECONDED – CARRIED**
T207.

As no further names were received from the floor, the Owners noted above were elected to Council by acclamation.

(9) RATIFICATION OF RULES

RULE # 1:

2.7.7 The **key holder** has the ultimate responsibility for assuring the rules are adhered to. Any violation of these Rules could result in withdrawal of the exercise room privileges.

2.7.8 Entrance into and use of the exercise room and equipment is limited to authorized persons only.

a) An authorized person is:

a resident of Chelsea Gardens who is 19 year of age or older, has signed the liability waiver and understands the responsibilities and has **received a key**.

It was MOVED –T149 to adopt Council Rules as presented. SECONDED – T333

81 in favour, 117 opposed, 0 abstained.

DEFEATED

As the Rule change made by Council in the past year was defeated, the Rule now reads:

2.7.7 The Resident has the ultimate responsibility for assuring the rules are adhered to. Any violation of these Rules could result in withdrawal of the exercise room privileges.

2.7.8 Entrance into and use of the exercise room and equipment is limited to authorized persons only.

a) An authorized person is:

b) A resident of Chelsea Gardens and is 19 year of age or older; and has signed the liability waiver and understands the responsibilities.

RULE # 2:

Spa hours are from 8:00 AM to 10:00 PM daily and restricted to owners and accompanied guests only. Use of the spa by persons under the age of 19 years is not permitted. NO ENTRY TO THE RECREATION BUILDING WILL BE PERMITTED AFTER 10:00 PM.

224 in favour, 1 opposed, 0 abstained.

CARRIED

(10) CONSIDERATION OF 3 / 4 VOTE RESOLUTIONS

10.1 3 / 4 VOTE “A” – TOWNHOUSE REPAIRS - 2010

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$115,000.00 to inspect, and where necessary, repair and caulk those townhouse units as required, repair balcony spindles, and replace doors and windows as required on a priority basis.

It was MOVED – T237 and SECONDED – T320 to adopt 3 / 4 Vote “A” as presented.

225 in favour, 0 opposed, 0 abstained.

CARRIED

10.2 3 / 4 VOTE “B” – TC PROJECT SURPLUS

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to transfer all surpluses from the TC project to the Contingency Reserve Fund estimated at this time to be \$30,000.00.

At the recommendation of legal counsel, this resolution was withdrawn. All TC surplus funds will be refunded to current Owners.

10.3 3 / 4 VOTE “C” – MAYFAIR COMMON AREA CARPETS

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund a sum up to \$17,000 to acquire new carpets in the common area hallways and stairwells in the Mayfair.

It was MOVED – M406, SECONDED – T180 to adopt 3 / 4 Vote “C” as presented.
225 in favour, 0 opposed, 0 abstained.

CARRIED

10.4 3 / 4 VOTE “D” – WINDSOR AND KENSINGTON LIGHTING UPGRADE

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens Council is hereby authorized to spend from the Apartment Utilities Fund up to a net amount of \$15,000.00 to upgrade the lighting systems of the Kensington and Windsor Apartments.

It was MOVED – W321, SECONDED – K108 to adopt 3 / 4 vote “D” as presented.

It was MOVED – K307, SECONDED – K315 to table this motion.

93 in favour, 41 opposed, 0 abstained.

The tabling motion was CARRIED, which means that the subject of the lighting upgrade could not be discussed.

10.5 3 / 4 VOTE “E” – HALLWAY AIR HANDLER SYSTEM

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund a sum up to \$15,000 to acquire a new air handler in the Kensington.

It was MOVED – K404, SECONDED – K409 to adopt 3 / 4 vote “E” as presented

69 in favour, 121 opposed, 0 abstained.

DEFEATED

10.6 3 / 4 VOTE “F” – WINDSOR BOILER SYSTEM UPGRADE

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund a sum of \$8,500.00 toward the purchase of the new boiler system and the balance of \$29,150.00 to be provided by a lease of the new boiler system, with the payments on the lease to be provided from the Apartment Utilities Fund.

It was MOVED – W422, SECONDED – K121 to adopt 3 / 4 vote “F” as presented.

It was MOVED – W324, SECONDED – W424 to table this motion.

77 in favour, 43 opposed, 0 abstained.

The tabling motion was CARRIED, which means that subject of the upgraded system could not be discussed.

10.7 3 / 4 VOTE “G” – FOUNTAINS OUTSIDE MAIN ENTRY GATES

Therefore be it Resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to shut down the front three fountains, fill with soil and plant shrubs and annual flowers.

It was MOVED – W331, SECONDED – K414, to adopt 3 / 4 vote “G” as presented
9 in favour, 216 opposed, 0 abstained.

DEFEATED

(11) UNANIMOUS VOTE “H” – GARAGES – STRATA LOTS 1 AND 2

RESOLVED, as a unanimous resolution pursuant to Section 257 of the Strata Property Act, that the portion of the driveway originally designated as limited common property to Strata Lot 1 on Strata Plan LMS 1416, which is shown outlined in a heavy solid line on the “LCP Designation Plan” attached to this resolution, is here by:

- a) removed as limited common property designated to Strata Lot 1; and
- b) designated as limited common property to Strata Lot 2, for the exclusive use of Strata Lot2.

It was MOVED – T321, SECONDED – T320 to adopt 3 / 4 vote “H” as presented
224 in favour, 0 opposed, 1 abstained.

DEFEATED – Not 100% votes cast in favour.

(12) CONSIDERATION OF PROPOSED OPERATING BUDGET 2010-2011

At this time, Gordon Scott went over the financial reports from 2009-2010 and the proposed annual operating budget for the fiscal year March 1, 2010 to February 28, 2011.

It was MOVED – T184 to adopt the 2010-2011 proposed Operating Budget as presented.
SECONDED – T203

After further discussion from the floor, a vote was called on the proposed 2010-2011 budget as presented. 225 in favour, 0 opposed, 0 abstained. CARRIED

The approved operating budget and the fee schedule is the same as distributed with the AGM notice.

(13) PAYMENT OF STRATA FEES

The payment of your monthly Strata fees **will change** and can be made in the following ways:

1. Automatic withdrawal from an Owner’s account by completing a Personally Approved Payment (PAP) agreement and forwarding a “Void” cheque for that account.
IF AN OWNER IS ALREADY ON THIS SYSTEM, NO FURTHER ACTION IS REQUIRED.
2. Post-dated cheques, whereby an Owner submits to Crossroads Management twelve (12), post-dated cheques. These should be dated for the first of each month, commencing March 1, 2010 (or June 1, 2010 if you have paid March, April and May, 2010), payable to **Strata Plan LMS 1416 – Unit #_____**. Cheques may be left in the “Property Manager” mailbox in the clubhouse mailroom or the foyer of each apartment building for pick-up.

As the budget was adopted on April 27, 2010, and due to banking deadlines, strata fee adjustments will be made in May as noted below:

An additional withdrawal for those Owners who are on the automatic withdrawals (PAP) system will be made in May for the difference between the 2009-2010 strata fees and the 2010-2011 strata fees. This withdrawal will include your March, April and May 2010 difference only. Your June monthly withdrawal will be for the new strata fees.

If you pay by cheque, please send an additional cheque to cover the March, April, May **difference**. To calculate what you owe for this three month period, please subtract the difference of your old strata fee from the new monthly fee, and multiply by 3.

(14) DISCUSSION

14.1 PAINTING TOUCH-UPS IN APARTMENTS

The hallway paint touch-ups took place last year in the hallways and stairwells of the apartments. A number of Owners voiced concerns about the quality of this work. Council was requested to view this matter and have these areas re-painted if necessary.

14.2 KENSINGTON HALLWAY HEAT

An Owner reported that the hallway heat in the Kensington is very high. The Strata Manager will have our mechanical contractor view this matter.

14.3 INVESTMENT COMMITTEE

An owner reminded the property manager that the bylaws require that an Investment Committee be formed, and that a report should be given to the Ownership every 3 months. This matter will be directed to next year's council.

(15) TERMINATION OF MEETING

It was MOVED - # W331- to terminate the meeting at 9:35 p.m.

Gerry Blanchard
Strata Manager