

**ANNUAL GENERAL MEETING MINUTES****Tuesday, January 15, 2008****REDMILL – LMS 2770****LOCATION:**

7:00 p.m. - Clubhouse  
14877 58th Avenue  
Surrey, BC

**STRATA COUNCIL  
2008/2009****PRESIDENT**

Slavko Bucifal - #34

**VICE-PRESIDENT**

Helen Guenther - #8

**TREASURER**

Nicole James - #36

**MAINTENANCE**

Todd Simmons - #67

**LANDSCAPE**

Jo-Ann Sullivan - #13

**STRATA MANAGER**

Jack Fenton  
Direct Phone: (604) 592-5664  
E-Mail: jfenton@baywest.ca  
Fax: (604) 592-3963

**Accountant**

Angie Wei  
(604) 501-8778  
E-Mail: awei@baywest.ca

**BAYWEST MANAGEMENT  
13520 78TH AVENUE  
SURREY, B.C. V3W 8J6**

Phone: (604) 591-6060

**www.redmill.ca**

**ATTENDANCE:**

21 Owners registered and represented in person  
10 Owners registered and represented by proxy

Jack Fenton, Baywest Management Corporation  
Elena Brad, Baywest Management Corporation

**(1) CALL TO ORDER**

The Council President, Willy Grieve, called the meeting to order at 7:15 p.m.

**(2) CALLING THE ROLL/CERTIFICATION OF PROXIES**

Prior to the start of this evening's meeting, the roll was called and all proxies certified by the Strata Manager, in accordance with the requirements of the Strata Property Act. Also required by the Act, is that a quorum, which consists of one-third of Owners entitled to vote, must be present in order for the meeting to proceed.

There are 86 units in Redmill of which 86 were entitled to vote. One-third of 86 is 29. As there were 31 registered votes, the quorum was met and the meeting was deemed competent to proceed with the business at hand.

It was acknowledged that to adopt the proposed budget a simple majority of 16 was required. To adopt the Special Resolution, 75% (24) of the votes cast must be in the affirmative.

**(3) PROOF OF NOTICE/WAIVER OF NOTICE**

The President advised it is also required by the Strata Property Act that appropriate notice be given to all Owners either by mail, to their last-known address or hand-delivered onsite. In the case of the Redmill, notices were mailed to all registered Owners on or before December 17, 2007. It was MOVED – 34 to accept the Notice of Meeting. SECONDED – 8. CARRIED

**(4) APPROVAL OF AGENDA**

It was MOVED – 68 to adopt the agenda as distributed in the Notice of Meeting package. SECONDED – 66. CARRIED

**(5) ADOPTION OF PREVIOUS MINUTES**

The Minutes of the Annual General Meeting held January 9, 2007 were reviewed. There being no errors or omissions noted, it was MOVED – 68 to adopt the Minutes as prepared and distributed. SECONDED – 66. CARRIED

**(6) PRESIDENT'S REPORT**

Willy Grieve, Council President, provided the Owners with a detailed report on the activities, maintenance and repairs completed this year and ongoing Council objectives for the upcoming year. Attached is a copy of the slides from the Power Point presentation.

**(7) ¾ VOTE RESOLUTION - PAINTING**

It was MOVED – 36:

Be it resolved as a ¾ Vote of the Owners of Strata Plan LMS 2770, Redmill to expend from the Contingency Reserve Fund – Painting Reserve, to a maximum of \$10,000 for the repainting of exterior doors and divider fences as required.

SECONDED – 80. There were 30 in favour and 1 opposed. The motion CARRIED

**(8) ANNUAL REPORT ON INSURANCE**

The Strata Manager advised all Owners that the property is currently through Coastal Insurance Agencies for an appraised value of \$15,663,000. The policy contains the following deductibles:

All Perils - \$1,000      Sewer Backup - \$5,000      Flood - \$10,000      Water Escape - \$5,000  
Earthquake – 10%

Owners are reminded to ensure they are purchasing their own homeowner's insurance, covering contents and personal property. Improvements (ie. flooring) to the unit should also be insured through the unit Owner's policy.

**(9) CONSIDERATION OF THE PROPOSED 2008/2009 OPERATING BUDGET**

It was MOVED – 68 to adopt the budget as proposed. SECONDED – 66.

As the Annual General Meeting Notice had contained a line-by-line description of the proposed budget plus the power point presentation by the President, a detailed report was not given. Following further discussion, the vote was called to adopt the budget as presented. There were 30 in favour and 1 opposed. The motion was CARRIED

**STRATA FEES**

With the approval of the proposed budget including an increase in Strata fees for the 2008/2009 fiscal year, the monthly payment of Strata Fees can be made in the following ways:

1. **Pre-Authorized Chequing (PAC)** – If already on this system, you are not required to do anything further. Those Owners who are not on the PAC program and would like to be, please contact the Strata Manager and the appropriate forms will be sent to you.
2. **Post-Dated Cheques** – Owners may supply Baywest with 12, post-dated cheques dated the first day of each month, commencing February 1, 2008 to January 1, 2009. Please make the cheques payable to Strata Plan LMS 2770, noting your unit number.

3. Owners were also advised if they wished, payment could be directed to the Baywest office.

**(10) COUNCIL ELECTIONS**

At this time, the Strata Manager thanked the present Council members for their very diligent work and dedication over the last year. The Strata Manager explained the Strata Council is now deemed to have retired at the end of this meeting and a new Council would be elected, consisting of between 3 and 7 members.

The Strata Manager then called for nominations and/or volunteers from the floor. It was noted previous Council members may stand for re-election. The following were received:

Slavko Bucifal (34)    Helen Guenther (8)    Todd Simmons (67)    Jo-Ann Sullivan (13)  
Nicole James (36)

The Strata Manager then called to the floor on 3 successive occasions for any further nominations and/or volunteers and as none were received, the above-noted Owners were declared elected by acclamation.

The new Council members were requested to remain after the meeting, to determine Council positions and the date of the next Council Meeting.

**(11) GENERAL DISCUSSION**

Items discussed were disposal of landscaping debris, insurance claims and future planning for major projects.

**(12) TERMINATION**

There being no further business, the meeting was terminated at 8:20 p.m.

The next scheduled meeting of Council will be held on February 12, 2008 at 7:00 p.m. within the Clubhouse.

Jack Fenton,  
Strata Manager

<p><b>Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years.</b></p>
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