

**THE PEAKS
CONDOMINIUM CORPORATION NO. 072 8880**

**ANNUAL GENERAL MEETING
MINUTES - 2014**

DATE: Thursday, March 6, 2014
TIME: 7:00 P.M
PLACE: Holy Trinity High School

The Treasurer, David Diebel, gave opening remarks welcoming everyone and introducing the board members, the recording secretary and Mayfield Management Group Ltd.

Recording secretary for this meeting is Brenda Diebel.

- 1) **MOTION:** To elect Helena Smith of Mayfield Management Group Ltd. as Chair of the AGM.
Dhrub Prasad #416C/Chuck Smith #513A **CARRIED.**

- 2) Call to Order by Chair Helena Smith at 7:17 p.m.

- 3) Calling of Roll – Certifying Proxies.
MOTION: To waive reading of roll:
Bridget Ford #208B/Latosia Campbell #214D **CARRIED.**

Proxies certified by Mayfield Management Group Ltd.

- 4) Proof of Notice of Meeting/Waiver of reading of notice/Quorum.
MOTION: To waive reading of notice:
Maureen Thompson #601C/Bill Quinsey #605A **CARRIED.**
 - a) Quorum Requirements – As per Bylaws - 2,500 Unit Factors
 - b) Actual Attendance – 1,281.5 Unit factors
 - c) Quorum – No. There was a 15 minute wait then the meeting was called to order.
 - d) Attendance: See Schedule A

- 5) Adoption/Amendment of Agenda.
MOTION: To Adopt Agenda:
Chuck Smith #513A/Antonio Morato #510C **CARRIED.**

- 6) Approval of Minutes from last AGM – March 7, 2013
MOTION: To approve with amendments the minutes of last AGM:
Satyanarayana Mantha #414C/Dhrub Prasad #416C **CARRIED.**

- 7) Reports of Officers/Committees. The Treasurer, David Diebel gave a report outlining the events of the past year.

A major accomplishment was completing the resolution of the parkade issues and repairs with Centron. The repairs were completed by Centron and a special assessment was not required. We will work a finding a good grounds keeper to bring our site back to our pre-construction standard.

As our complex is approaching seven years old and the maintenance issues are increasing as expected. The main repairs items were window and the heating system leaks

The site staff, all contribute to maintaining our complex and keeping our asset well care forward. Our management company Mayfield Management has continued to provide a strong support and cost management. The Board thanks both groups for their effort and support.

David Diebel
Treasurer

- 8) Financial Reports and Appointment of Auditors. The audited financial statements for the 2012-13 fiscal year were delivered by the Board Treasurer David Diebel.

MOTION: To approve the Audit as presented:
Dhrub Prasad #416C / Satyanarayana Mantha #414C

CARRIED.

- 9) Unfinished Business: From the minutes of last year, there was no unfinished business.

10) New Business:

- a) Roof Problems in C building were discussed. These problems are currently being addressed by the Board.
- b) Dog run – It was asked if there could be a dog run at each building instead of the one dog run at present. The Board will take this under consideration.

The establishment of the Poo Prints Program was discussed. All dogs will be registered for DNA processing to allow Owners who do not pick up feces after their pets can be identified. There will be a cost of \$75 per dog. Some Owners thought this was an excessive response to the dog feces problem.

- c) Smoking in Units – Some Owners are dismayed by other Owners smoking in their units causing the smell to waft into other units. This applied to pot and ordinary cigarettes. The RCMP will respond infrequently to pot smoking calls. Whether smoking or whatever, Owners are allowed to do

whatever they wish, within reason and in compliance with the Bylaws, in their units. If any complaints are received, in writing, they will be dealt with.

- d) Garbage Room – Large items are being left in the garbage room costing the Corporation a great deal of money to get these items hauled away. The Board is looking at installing standalone cameras that will be able to identify the perpetrators. It was suggested that off-site Owners be charged a move in/move out fee for the damages their tenants' cause – such as leaving large items in the garbage room. The Board will take this under consideration.
- e) Extra Gym – It was asked if the yoga room could be redeveloped into a gym giving the complex two gyms. The Board will take this under consideration.
- f) Website – The website has been revamped and this is almost finished. It was pointed out by the Board that as everyone concerned is a volunteer, it sometimes takes time to get everything on the website. Approved Board meeting minutes are added monthly. Details for contacting Mayfield Management Group Ltd. are on the website.

It was asked if there would be a cap on fees for such thing as registering your dog for the Poo Prints Program. The Board explained that these fees are user based and would be implemented where necessary.

- g) Extended Office Hours – An Owner asked if there was a possibility to have the office open for a few hours on the weekend to accommodate those that work shift work. The Board will take this under consideration.
- h) Garage Doors – These are causing problems as they do not work reliably. The Board is working with the service vendor for a more permanent fix.

11) Election of Board Members: MMG explained the rules as per the Bylaws for joining the Board. A minimum of 3 and a maximum of 7 members are required.

MOTION: To cease nominations.

David Diebel #615A/Adrian Pooley #104C

CARRIED.

The following 6 members were acclaimed.

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|---------------------|--------|
| (1) David Diebel | # 615A |
| (2) Vilia Tosio | #105A |
| (3) Jason Ranni | #415C |
| (4) Adrian Pooley | #104C |
| (5) Nader Tavassoli | #409A |
| (6) Judy Tokuda | #612D |

12) Adjournment: **MOTION:** To adjourn meeting.
Fernando Borjas #208C/Harold Hayden #313D

CARRIED.

Meeting was adjourned by Chair at 8:15 p.m.

SCHEDULE A

IN PERSON:

Vilia Tosio	105A
Zeid El Jundi	211A
Issac Bussin	311A
James Munro	405A
Nader Tavassoli	409A
John Devries	503A
Brian Weikum	508A
Jessica Wong	510A
Charles Smith	513A
Collin Morrison	514A
Ashok Lakkad	517A
Bill Quinsey	605A
David & Brenda Diebel	615A
Laura Piwek	513C
Anandakumaran Palani	118B
Christopher Booth	207B
Monica Leslie	207B
Bridget Ford	208B
Joneve Van Sittert	209B
Adrian Farquharson	214B
James Randall	311B
Adrian Pooley	104C
Dean Mclean	114C
Sherrill Mclean	114c
Sushil Talwar	206C
Fernando Borjas	208C
Blair O'Brien	313C
Subbi Anisetty	407C
Satyanarayana Mantha	414C
Dhrub Prasad	416C
Pramila Kumari	416C
Antonio Morato	510C
Mathew Kulathanil	511C
Gregory Piwek	513C
Maureen Thompson	601C
Philip Jurak	614C
Aziz Martakoush	110D
Latosia Campbell	214D
Velda Parson	215D
Harold Hayden	313D
Victor Volkhine	318D
Thomas Chisholm	502D
Katherine Morris	517D
Arshad Ali	609D
Judy Tokuda	612D

BY PROXY:

Michael Tosio	105A
Kerry Fraser	111A
Monah Wesala	304A
Jason Goymer	306A
Sara Larrando	405A
Darrell Mellott	213B
Diane Mellott	213B
Elizabeth Hildebrandt	304B
Karen Weir	402B
Dale Greep	218C
Gerald Hebert	305C
Tracey Campbell	311C
Lindsey Thomas	415C
Morteza Rahmanian	503C
Amanda Coles	508D
1653440 Alberta Ltd.	613D