

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

**ANNUAL GENERAL MEETING
MINUTES - 2015**

DATE: Thursday, March 5, 2015

TIME: 7:00 P.M

PLACE: Holy Trinity High School

- 1) **MOTION:** To elect Helena Smith of Mayfield Management Group Ltd. as Chair of the AGM.
Nader Tavassoli # 409A/ Vilia Tosio #105A **CARRIED.**

- 2) Call to Order by Chair – Helena Smith at 7:30 p.m.

- 3) Calling of Roll – Certifying Proxies.
MOTION: To waive reading of roll:
Frank Lewis #203D/Kelly Berry #606C **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:
Frank Lewis #203D/Fernando Borjas #208C **CARRIED.**
 - a) Quorum Requirements – as per Bylaws 2,500 unit factors
 - b) Quorum – quorum was not attained so there was a 30 minute wait to begin the meeting as per the Bylaws.
 - c) Actual attendance – 1680.17 Unit factors
 - d) Attendance – See Schedule A

- 5) Adoption of Agenda.
MOTION: To Adopt Agenda:
Arden Knaus #413A/Samid Qureshi #507A **CARRIED.**

- 6) Approval of Minutes from last AGM –
MOTION: To approve as presented the minutes of last AGM: March 6, 2014
Katherine Ambrus #307D/Maureen Thompson #601C **CARRIED.**

- 7) Reports of Officers/Committees. President Nader Tavassoli presented his report.

President's Report

This past year has been a busy one. Many projects were completed adding to the safety, security and esthetic appeal of The Peaks. To name but a few issues addressed:

- New Otis elevator contracts were signed – *negotiated for a lower price than previous contracts*

- The roof underwent a RAMP (roof area maintenance project) from Wade Engineering and repairs were made to the roof membranes;
- Parkade inspection was done; epoxy injections will be done in 2015;
- HVAC – the mechanical contractor, as preventative maintenance, completed an inspection of zone valves in all units hoping to stop the many leaks that cost well over \$200,000 last winter to repair;
- Parkade Height Clearance; *placed height restriction bars due to damages to our mechanical system pipe work in low lying areas;*
- Building was re-keyed - policy in place; *NE door was 687 now is 472 - SW door was 721 now is 461 (remove total of 475 remotes);*
- All garage door openers were re-programmed and over 300 were able to be eliminated so there was a significant decrease in unauthorized access to the buildings; *NE door was 687 now is 472 - SW door was 721 now is 461 (remove total of 475 remotes)*
- Survey was done and report was issued; *93 responses out of 408 units; great suggestions and ideas;*
- Annual Fire inspection was done;
- Membrane repairs were completed in the Parkade
- Curb repairs were completed;
- Mudjacking was done;
- Wash bay was painted;
- New signings were installed (*wash bay, speeding etc.*);
- Dog run area; *fencing will be done in 2015;*
- Poo Prints DNA Testing was started and progressing well;
- Window washing was done;
- Office security was upgraded
- Lobbies are being refurbished

Nader Tavassoli March 2015

- 8) Financial Reports and Appointment of Auditors. Former Treasurer David Diebel presented the audited financial statements.

MOTION: To approve the Audit as presented:
Frank Lewis #203D/Arden Knaus #413A

CARRIED.

MOTION: To approve the Board to appoint the auditor for the next fiscal year.
James Randall #311B/Grant Dann #210B

CARRIED.

- 9) Unfinished Business: Items from last years' new business.

a) Roof Problems in C Building – The lack of proper insulation in the parapets has been identified as the cause of leaking into some units. Repairs will be undertaken in the late Spring or early summer depending on the weather.

b) Dog run – The dog area will be fenced this Spring. It will provide a secured area for dogs to run.

Poo Prints Program - This program has been instituted, is working relatively well and to date one dog owner has been fined.

- c) Smoking in Units – The answer to this question was answered last year.
- d) Garbage Room/Dumping Large Furniture – The codes for garage door openers was changed and several hundred old codes were deleted therefore previous residents cannot now access the parkade to dump large items in the garbage room or use the wash bay.
- e) Extra Gym – An Owner asked if the yoga room could be turned into another gym. The Board discussed this and determined this was not feasible.
- f) Website – Has been revamped and is kept current.
- g) Extended Office Hours – It was asked if the hours for the office could be extended. Hours are posted on the office door and if a resident needs to meet after these hours they may do by appointment only.
- h) Garage Door Functioning – The garage door was not functioning properly and the Board obtained the services of a new contractor and the door is working better.

10) New Business: Several issues were brought up the Owners in attendance:

- a) Budget – Some Owners felt the budget/Condominium fees were too high and that there should be a reduction in fees.
- b) Maintenance issues –
 1. Garage door close/open time should be shortened to stop more than one vehicle at a time entering Parkade.
 2. Caulking of the pre-cast panels on the exterior of the buildings.
 3. Roof maintenance – it was explained that the maintenance of the membrane on the roofs of the buildings was on an annual maintenance program and was assessed and repaired annually.
 4. Parkade temperature was set too high.
 5. It was suggested that equipment for snow removal, Parkade cleaning and summer grounds maintenance be purchased or leased to lower the maintenance costs in these areas.
- c) Utilities – It was felt that the cost of utilities was too high. One recommendation for cutting costs was to have all lights be switched to LED bulbs.
- d) Cigarette butts and dog poop – Too many butts and too much feces are on site. It was suggested that staff be more vigilant.
- e) Window Washers – It was suggested that a different company than the one used last year be used.
- f) Dogs allowed? – It was suggested that dogs not be allowed.
- g) Keys – It was suggested that as the person that lost the keys to the complex is an employee of MMG that the MMG insurance should have paid for the re-keying of the complex.

11) Election of Board Members: An election was held after nominations. James Randall was the scrutineer. The Owners elected are listed below in no particular order.

- (1) Vilia Tosio
- (2) James Munro
- (3) Katherine Ambrus
- (4) Robert Eastwood
- (5) Kelly Berry
- (6) Val Parson
- (7) Frank Lewis

Board officers will be chosen by the Board members.

12) Adjournment: Meeting adjourned at 9:45 p.m.

MOTION: To adjourn meeting.

Kelly Berry #606C/Amanda Loveless #104A

CARRIED.

SCHEDULE A

In Person:

Michael & Vilia Tosio	105A
Angela Cull	113A
Zeid Jundi	211A
Monah Wesala	304A
Leona Sceviour	317A
James Munro	405A
Francisco Mogollon	406A
Nader Tavassoli	409A
Bridget Ford & Arden	413A
Shane Gorman	501A
Samir Quershi	507A
Brian Weilkum	508A
Jessica Wong	510A
Ashok Lakkard	517A
Bill & Una Quinsey	605A
Carter Clarkson	611A

By Proxy:

Condo Corporation 072 8880	104A
Joy Collicott	107A
Todd James	113A
Gary Rogers	310A
Alicia Madore	310A
John Devries	503A
Roohunnisa Qureshi	507A
Andrew Manning	607A

Davis Bennerman & Valerie Cooper	107B
Greg Carroll	110B
Bridget Ford	208B
Joneve Van Sittert	209B
Grant Dann	210B
Vladimir Matachniuk	217B
Ashley Young	218B
Sallie Gladhue	309B
James Randall	311B

Crystal Brown	116B
Darrell & Diane Mellott	213B
Elizabeth Hildebrandt	304B
Ronald Fairbarn	401B
Karen Weir	402B

Jeff Malloy 317B
Lindsay Weeks 416B

Adrian Pooley 104C
Dennis MacLean 203C
Fernando Borjas 208C
Bryan Firlotte 215C
Elizabeth McClelland 403C
Robert Walker 507C
Mary McClelland 508C
Maureen Thompson 601C
Patricia & Kelly Berry 606C
Bryan McKinley & Lauren Wylie 607C
Philip Jurak 614C

Robert Eastwood 119D
Reynaldo Flores 201D
Frank Lewis 203D
Ian Bailey 213D
Velda Parson 215D
Katherine Ambrus 307D
Sterling Humphries 307D
Victor Volkhine 318D
Sang Min Chong 413D
Thomas Chisholm 502D
Erin Power 509D
Esam Chomery 513D
Patrick Walsh 618D

Ron Ross 106C
Gerald Hebert 305C
Shikha Minhas 406C
Morteza Rahmanian 503C
Susan Giebel 506C
Dean & Joan Byrne 108C

Ken Brosowsky 117D
Brett Jarvis 120D
John Parker 404D
Murray Rogers 512D
Katherine Morris 517D
Arshad Amjad Ali 609D
Jason Brown 611D
Ian Scully 601D