

**MINUTES OF THE ANNUAL GENERAL MEETING
OF THE PEAKS AT EAGLE RIDGE
CONDOMINIUM CORPORATION #0728880**

Mr. Bob Davies of Condominium First Management Services Inc. called the meeting to order at 7:30 p.m.

Upon motion duly made by C.S. Teh (300-604) and seconded by Dylan Miles (300-513) IT WAS UNANIMOUSLY RESOLVED THAT Bob Davies be elected as Chairman of the Meeting.

Bob Davies then assumed the Chair and appointed Oriana Parker to act as Secretary and record the Minutes of the Meeting.

INTRODUCTION OF THE HEAD TABLE

The Chairman welcomed the Owners to the Annual General Meeting of the Corporation and introduced the following head table persons:

Bob Davies – Founder and President, Condominium First Management Services, Inc.

**Lorraine Murray, Condominium First Management Services, Inc.
General Manager, Fort McMurray**

Don Avant – CEO Centron Group of Companies

**Oriana Parker – Condominium First Management Services, Inc. –
Assistant**

ESTABLISHMENT OF QUORUM

The Secretary reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that: 33 Units were represented by the personal appearance thereof 10 Units were represented by proxy.

A total of 43 units were represented. The required quorum is 75.

The meeting was suspended for one half hour. At 8:00 p.m. the meeting was called to order by the Chairman Bob Davies who indicated that according to the Corporation's By-Laws the AGM may proceed without achieving quorum.

NOTICE OF MEETING

The Chairman read the following Notice of the Annual Meeting which he advised had been mailed (hand delivered) to each Unit Owner on the 30th day of September, 2008 in compliance with the requirements of and the time specified in the By-Laws of the Corporation.

**NOTICE OF ANNUAL GENERAL MEETING
PEAKS AT EAGLE RIDGE**

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION NO.: 0728880**

will be held at:

**PLACE: Thickwood Heights Community Centre and Arena
110 Eymundson Road
Fort McMurray, AB
T9H 5A5**

DATE: Tuesday, October 7th, 2008

TIME: 7:30 P.M.

The Chairman referred to the Agenda following the Notice and indicated the meeting would be conducted in accordance with the Agenda.

REPORT OF DEVELOPER

Don Avant, outgoing President of the Board of Directors, spoke on behalf of the Centron. He indicated that Centron tried to get everything finished and to this date there was a little bit of landscaping and irrigation to be done before the end of the month. The leaks in the parkade are being plugged. Contractor is touring the parkade areas looking for leaks and having them fixed. Mr. Avant reiterated that Centron is committed to the project and the community and they are here for a long time. He then introduced Davis Zentner, Sales and Marketing Coordinator for Centron who had some handouts regarding Warranties and Service Policies. Mr. Avant will take questions from the floor during the counting of the ballots.

UPON MOTION DULY MADE BY Dylan Miles AND SECONDED BY Veronica Cormier IT WAS UNANIMOUSLY RESOLVED THAT the appointment of Auditors be left to the discretion of the incoming Board of Directors.

ELECTION OF BOARD OF DIRECTORS

UPON MOTION DULY MADE BY Brent Harle and seconded by Kevin Schumacher IT WAS UNANIMOUSLY RESOLVED THAT the Board be comprised of 7 Owners until the next AGM.

Mr. Avant waived voting by Centron.

Nominations began.

NOMINEES

Dylan Miles (300-513)
Brenda Diebel (100-615)
C.S. Teh (300-604)
Maria (Rinet) Thissen (100-508)

NOMINATED BY

Brenda Diebel (100-615)
Veronica Cormier (100-309)
Brent Harle (300-502)
Michael Tosio (100-105)

Mohammad Haneef (200-312)	Vishwanath Parameshwaran (200-115)
Duc Trinh (300-401)	Ken Taylor (200-416)
Vilia Tosio (100-105)	Maria (Rinet Thissen) (100-508)
Julius Macadat (100-307)	Duc Trinh (300-401)
Denny Morrison (200-303)	Brenda Diebel (100-615)
Humberto Cobos (300-410)	Dylan Miles (300-513)
Shaun Farrow (400-210)	Brenda Diebel (100-615)

UPON MOTION DULY MADE BY Dylan Miles (300-513) and seconded by Brenda Diebel (100-615) IT WAS UNANIMOUSLY RESOLVED THAT NOMINATIONS CEASE.

The Chairman appointed Oriana Parker and Veronica Cormier (100-309) to act as scrutineers in the counting of the ballots.

Having received the report of the scrutineers, the Chairman declared the following Owners duly elected to the Board of Directors:

<u>Name</u>	<u>UNIT NO.</u>
C.S. Teh	300-604
Brenda Diebel	100-615
Dylan Miles	300-513
Humberto Cobos	300-410
Denny Morrison	200-303
Shaun Farrow	400-210
Maria (Rinet) Thissen	100-508

UPON MOTION DULY MADE BY Dylan Miles (300-513) AND SECONDED BY Kevin Schumacher (100-516) IT WAS UNANIMOUSLY RESOLVED THAT the Ballots of the election be destroyed.

ADJOURNMENT

UPON MOTION DULY MADE BY Ken Taylor AND SECONDED BY James Doleman. IT WAS UNANIMOUSLY RESOLVED THAT the Meeting be adjourned.

The Meeting was adjourned at 9:18 p.m.

Chairman

Secretary