

MINUTES OF THE ANNUAL GENERAL MEETING  
OF THE PEAKS OF EAGLE RIDGE  
Monday, February 07, 2011 @ 6:30 pm  
CONDOMINIUM CORPORATION #0728880

The Annual General Meeting was scheduled for 6:30 pm. At that time 33 units were represented in person and one unit was represented by proxy, for a total of 34 units represented. 101 Units constitute quorum.

As per the Corporation's bylaw #29 Adjournment for Lack of Quorum which reads as follows:

"If within fifteen (15) minutes from the time appointed for a general meeting a quorum is not present, the meeting shall stand adjourned for thirty (30) minutes on the same day, at the same place and if at the adjourned meeting a quorum is not present within five (5) minutes from the time appointed for the meeting, the persons entitled to vote who are present shall constitute a quorum."

The meeting proceeded at 7:20 pm.

CALL TO ORDER

Sandra Pearce of Condominium First called the meeting to order at 7:20 pm

Upon motion duly made and seconded it was unanimously resolved that Brenda Diebel be elected as Chairperson of the Meeting.

The Chair person appointed Cherry Newbury as Secretary and record the Minutes of the Meeting.

INTRODUCTION OF HEAD TABLE AND GUESTS

The Chairperson welcomed the Owners to the Annual General Meeting of the Corporation and introduced the head table persons and other guests to the meeting. Special welcome was given to Mr. Roger Davies and Ms Linda Grey-Martin from the Calgary office of Condominium First Management Services Ltd.

NOTICE OF MEETING:

Sandra Pearce read the following Notice of the Annual Meeting which she advised had been mailed to each Unit Owner in compliance with the requirement of and the time specified in the By-Laws of the Corporation. (See Attached Notice) Motioned by Unit #303 - Denny Morrison and seconded by Unit 213 - B - All in favour.

MINUTES OF THE LAST AGM - FEBRUARY 23, 2010

Brenda Diebel asked for the Minutes of the last AGM of February 23, 2010 for the Peaks of Eagle Ridge Corporation #0728880 be adopted as circulated. Moved and seconded, all in favour. Motion carried.

REPORTS:

REPORT OF CONDOMINIUM FIRST (COMMUNITY MANAGER) :

Report from Sandra Pearce, Community Manager for Condominium First was represented.

APPOINTMENT OF AUDITORS:

Upon motion duly made by Dean Little and seconded by Stuart Josselyn it was unanimously resolved that

the appointment of Auditors be left to the discretion of the incoming Board of Directors. All in favour - Carried. Also, to select a lawyer for the By-Laws be left for the incoming new BOD, Motioned by Unit 105A, seconded by 416C, all in favour.

#### NOMINEES

Kevin Keighley, Duc Trinh, Stuart Josselyn, Dean Little, Chris Black, Jason Ranny, VJ Prakash

Upon motion duly made by Unit #213B and seconded by 416C it was unanimously resolved that nominations cease. All in favour.

Introduction of new board members was represented.

#### BUSINESS TO BE DISCUSSED AT FUTURE BOARD MEETINGS:

- Water issues in Bldg D
- Parkade cleaning scheduled for February 14, 2011
- Security Doors not closing
- By Law Revision
- Entrance to Parkade - speeding
- Programming for Garage Doors - See Amanda
- Request to have By Laws emailed if possible
- Generator - Cummins will be servicing it to be installed properly and for power outages
- Taxi Cab Drivers washing their vehicles in parkade, this is becoming an issue and requires attention, perhaps parking passes, etc. might require to be put in place.

#### Adjournment

Upon motion duly made by CB and seconded by SJ it was unanimously resolved that the meeting be adjourned.

The Meeting was adjourned at 8:50 pm

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Chairperson

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Cherry Newbury - Recording Secretary