

The Peaks of Eagle Ridge,
Condominium Corporation # 0728880

ANNUAL GENERAL MEETING
Thursday, March 15, 2012
Caskan Center
110 Eydmondson Rd
@ 6:30 pm

MEETING CALLED TO ORDER

Meeting called to order at 7:18 pm by Jason Ranni, with 78 units were represented by the personal appearance, 1 represent by proxy.

NOTICE OF MEETING

The Chairperson, Jason Ranni read the notice of the Annual General Meeting which he advised had been sent to each Unit Owner on February 10, 2012, in compliance with the requirement of and the time specified in the By-Laws of the Corporation.

READING AND DISPOSAL OF MINUTES OF LAST AGM

It was moved and seconded that the minutes of the 2011 Annual General Meeting for Condominium Corporation No. 0728880 be accepted. Motion Carried.

REPORTS OF OFFICERS AND COMMITTEES:

Financial Reports

The Board Treasurer, Stuart Josselyn, presented the Audited Financial Statement for 2010/2011.

It was moved and seconded that the 2010/2011 Audited Financial Statements for Condominium Corporation No. 0728880 be accepted. Motion Carried.

It was Moved and Seconded that the 2010/2011 Treasurer's Financial Report for Condominium Corporation No. 0728880 be accepted. Motion Accepted.

Reserve Fund Study & Budget

Stuart Josselyn presented a review on the 2011/2012 Condominium Budget. As required by the Condominium Property Act, a review of the Reserve Fund had taken place in 2011. It was discovered that the original Reserve Fund contributions were inadequate to cover the costs required by the Reserve Fund. As a result of this discovery, Condominium Fees will be increased effective April 1st, 2012, to compensate for the shortfall in the Reserve Fund. The goal is to protect Owners against significant special assessments for major repairs.

APPOINTMENT OF AUDITORS

It was moved and seconded that Condominium Corporation No. 0728880 retain Cass & Fraser as Auditors for the 2011/2012 Fiscal Year. Motion Carried.

RESIGNATION OF PREVIOUS BOARD

As required under the Condominium Corporation Bylaws, the Board stepped down from their positions. Sandra Pearce, Condominium First Property Management Company, assumed Chairmanship of the meeting.

ELECTION OF BOARD OF DIRECTORS

NOMINEES	NOMINATED BY
415C Jason Ranni	417C / 403B
513A Chuck Smith	605A / 517A
615A David Diebel	202D / 606A
202D Prakash Madireddy	414D / 205A
417C Jay Schmitz	416C / 403B
203D Frank Lewis	616A
607D Craig Squires	601C
305C Deanna Hebert	105A
115B Vishwanath Parameshwaran	205A / 304A
615A Leon Harder	615A -Declined
616C Dean Little	203B -Declined
606A Stuart Josselyn	105A -Declined

It was moved and seconded that the nominations for Condominium Corporation No. 072880 Board of Directors for 2012/2013 be closed. Motion Carried.

The Chairman appointed Stuart Josselyn 606A and Katherine Morris 517D 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:

415C Jason Ranni
513A Chuck Smith
615A David Diebel
417C Jay Schmitz
203D Frank Lewis
607D Craig Squires
305C Deanna Hebert

It was moved and seconded that the ballots of the 2012/2013 election for the Board of Directors for Condominium Corporation No. 072880 be destroyed. Motion Carried.

QUESTION PERIOD

The Deficiency Committee will review the concerns expressed by the Owner of Unit 105A.

It was reported that garage door damage was causing free access to the building. It was noted that anyone discovering damage to garage doors should report it immediately to the building superintendent and, if after hours, call the emergency number to report the problem.

It was suggested that additional cameras be added in the parkade. The Board will look into this.

In response to a question regarding the parkade leaks, it was reported that the Deficiency Committee is working with the Developer, Centron, to identify action plans and a repair schedule.

A concern was expressed regarding dogs being tied to balconies, and dog droppings not being picked up. It was reported that these issues are being addressed and additional work is being done to help rectify these concerns.

A request was made for a fenced dog park or the ability of owners to have a railing placed on their ground units to protect their areas. This will be looked into.

A concern was expressed regarding the office hours and the inability of the building superintendent to be reached in a timely manner. Office hours will be formalized. Messages are to be responded to by the end of the day.

A concern was expressed regarding the inappropriate use of the parkade by cab drivers, businesses, and friends. Driver's Licenses and any additional information obtained can be given to the Office for action. Trespassing violations may be issued by the authorities.

ADJOURNMENT

It was moved and seconded that the Annual General Meeting of Condominium Corporation No. 0728880 be adjourned at 9:40 p.m. Motion Carried.

Chairman

Secretary