

**The Owners: STRATA PLAN NES 2402 (The Peaks of Radium)
Sixth Annual General Meeting Minutes
Amenities Building, The Peaks Condo Complex
March 29, 2008 9:00 am**

DRAFT COPY Only: NOT Approved by Owners till Next General Meeting

1. Call to Order 9:22am by Sid Greener, President of Strata

2. Call to Roll, Verify Proxies and Issue Voting Cards by Rob Feddema (one card for each Strata lot at the meeting): exactly 1/3 representation, thus we have a quorum.

3. Filing of Proof of Meeting: notices sent via mail to all owners. Moved by 309W; seconded by 106P. All in favour – Carried

4. Approval of Agenda: moved by 113P; seconded by 110W. All in favour – Carried

5. Approval of Minutes of last Annual General Meeting – March 31, 2007: moved by 304W; seconded by 108W. All in favour – Carried.

6. Business arising from last Annual General Meeting

a) Owner Rentals – Standing Committee Report

Russell Todd presented the Rental Committee report. Rental Committee made up of six people (2 for each building – one renter/one non-renter)

The Committee made recommendations that were not accepted by the Board at this time but rather were to be discussed further by next year's Board.

Motion to allow adoption of Rules of Conduct as recommended by the Rental Committee
Moved by 113P; seconded by 311W. All in favour – Carried

Rental Committee Rules of Conduct adoption as amended by the ownership present at the March 29th AGM.

Moved by 303W; seconded by 310W

Amendment re: littering, no smoking in hallways, patio to patio/deck. **Actual rules appended.

b) Amenities Propane Usage – Audit

Energy Consultant report is not completed yet. The report will provide a detailed description of propane usage, maximizing efficiency, etc.

c) Amenity Building Keys

This was a good project and has worked well.

7. Reports

a) Council Chair Report – Sid Greener

1. Budget Surplus
2. High Cost of Amenities Building
3. Patio Deck – Concrete Issues

8. Report on Insurance Coverage – Rob Feddema

The overall replacement cost of the development has risen to \$27 million for 2008 from \$22 million in 2007. The insurance company had originally quoted \$35 million but they accepted our “second opinion” from Instautor Group. The total premium is \$52,000 and this will be pre-paid.

9. Financial Report – Rob Feddema

- a) **Acceptance of Audited Financial Statements as of January 31, 2008:** Rob explained the Audited Financial statements in detail, and fielded questions from the owners. Moved by 104P; seconded by 316P. All in favour – Carried.
- b) **Motion to Approve Spending from Contingency Fund:** Rob explained that it is retroactive as funds have already been used to cover water damage. Moved by 110W; seconded by 104P. All in favour – Carried.
- c) **Appointment of Auditors for Fiscal 2008-2009:** Auditors will be Carlson Roberts Chartered Accountants – the same as last year. Moved by 103P; seconded by 110W. All in favour – Carried.

10. 10 minute Break

11. 2008-2009 Budget

- a) **Acceptance of Budget 2008-2009:** Rob prepared the budget and gave a detailed breakdown. 1.8% increase in Poplar; 3.71% increase in Willow and Birch. Moved by 108W; seconded by 201P. All in favour – Carried.
- b) **Acceptance of Strata Fees:** Moved by 113P; seconded by 308W. All in favour – Carried.
- c) **2008-2009 Special Assessment:** Rob discussed the Special Assessment items; all costs are estimated. These items include: Underground Sprinkler System improvements, fence surrounding the propane tanks, repair of concrete on two decks in the Poplar Building, pool deck concrete refinishing, Amenities Building energy efficiency upgrades and putting the engineering drawings of The Peaks Buildings on AutoCAD for a total of \$66,600.00. Moved by 304W; seconded by 110W. All in favour – Carried.

12. New Business

- a) **Owners Insurance – Deductible Coverage:** Motion to amend the rules of Strata Plan NES 2402 to reflect the following: Effective immediately, pursuant to

Section 158(2) of the Strata Property Act, it shall be the responsibility of individual owners to pay all costs up to the Strata's per-incident deductible of \$10,000 related to any damages caused by any incidents originating from that owner's strata lot regardless of the cause, and it shall therefore also be the responsibility of all individual owners to carry **deductible assessment coverage insurance** sufficient to cover the costs of damages up to the Strata's per-incident deductible of \$10,000. Change effective date May 1, 2008. Motion to move 203W; second 112P. All in favour - Carried

b) No other new business

13. Information

- a) Carol – Recycling Bins – Yellow not just for cardboard. If 75% full or more then N/C otherwise \$80/mth. Signs to be added for bottle recycling.
- b) Garage Door Openers - \$50 each from Dave
- c) NanoFibre – on hold; buildings are connected; suites are not done yet
- d) Strata – Now a member of CHOA; cost is \$500/yr. www.choa.bc.ca ; password is “pine”.

14. Establish Number of Directors for 2008-2009 Fiscal Year

- a) Staggered Terms
- b) Number of Board members increase to 7. Motion 113P; second 213P. All in favour – Carried.

15. Election of Strata Board

Carol Nell and Geoff Perlin continue for the second year of their two year term.

Emlyn Jessop 202P nominated; accepted

Mike Peacock 303W nominated; accepted

Doug Pack (307B) nominated; declined

Doug Nickerson (110W) volunteers

Raymond Vien (W213) nominated; declined

Elizabeth Pineo (308P) volunteers

Russell Todd (113P) volunteers

Strata NES 2402 has 7 Board members for the 2008-2009 term.

16. Adjournment

Moved by 203W; seconded by 303W

NES 2402 be adjourned 12:18. All in favour – Carried

Rules of Conduct – The Peaks – 2008

Trespassing: The Peaks condominium complex is deemed private property, for access by owners, invited guests and approved Renters during their authorized time of stay. Anyone else is considered to be trespassing, with action undertaken to remove them and lay charges at the sole discretion of The Peaks Strata Board or its agents.

Amenities Building & Pool Area Rules

1. Use of the Amenities Building is restricted to:
 - Owners of units at The Peaks,
 - Invited day visitor guests and overnight guests when the Owner is present at The Peaks,
 - Invited overnight guests when the Owner is not present at The Peaks,
 - Unit renters **ONLY** on the days they are renting, with **NO** outside guests permitted,
 - Unit renters shall **NOT** use the facilities after 11 AM on the date of check-out.
2. No alcohol, no glass containers, no smoking and no pets in the building or pool areas.
3. Anyone accessing the Amenities Building or pool area after hours is considered to be trespassing, and the RCMP will be called and the offenders will be charged with trespassing.
4. A responsible adult must be continuously present to supervise children aged 12 and younger in the Amenities Building and pool area.
5. Behavior that constitutes a danger to other users (e.g. running, diving and rough play) is not permitted in the outdoor pool area.
6. Use of swimsuits is mandatory at all times in the pool area and hot tub. Other types of clothing are **NOT** allowed in the pool or hot tubs.
7. Children aged 12 and younger can only use the indoor and outdoor hot tubs and pool under direct adult supervision. Wash off all sand or dirt before entering the pool area or hot tubs.
8. No rocks, sharp objects or dangerous materials are to be thrown into the pool or hot tubs.
10. No loitering inside the Amenities Building.

Buildings & Individual Deck Area Rules

Elevators: No smoking in elevators or hallways. No playing in elevators. No bare feet or wet bodies in elevators.

Minimum Noise Levels:

Noise levels while arriving, departing, and during your stay must be kept to a minimum. No radios, TV's, stereos, or musical instruments shall be played at any time at such volume so as to be an annoyance to other residents **at any time**. After 11PM we require all patio activity to be confined to quiet conversation for the enjoyment of other occupants in The Peaks.

Pets: Pets are allowed on site only with the permission of Strata Owners, and must be fully supervised and on leash in all common areas of The Peaks. Pet owners must clean up fecal matter deposited by their pets anywhere on The Peaks property.

Deck Areas: Tenants of any Unit will be held responsible for damages caused by objects falling or being thrown from upper floor decks. Hanging towels or any article of clothing on the deck railings is prohibited.

Hallways & Lobby Areas: No running or playing in hallways or lobby areas is permitted. Confine these activities to grassy areas of the property during daylight hours, with children encouraged to play in the area of the playground equipment.

Public Areas & Alcohol Consumption: Adult occupants and invited guests must confine the consumption of alcoholic beverages to deck areas, in conjunction with the rules on noise and use of decks.