

MINUTES OF THE OWNERS STRATA PLAN NES 2402  
(THE PEAKS OF RADIUM)  
SEVENTH ANNUAL GENERAL MEETING  
AMENITIES BUILDING, THE PEAKS CONDO COMPLEX  
APRIL 4, 2009

**DRAFT COPY Only: NOT Approved by Owners until Next Annual General Meeting**

1. Call to order: The Meeting was called to order at 9 am by Geoff Perlin, President.
2. Call to Roll; verify proxies; issue of voting cards (one card for each strata lot) was accomplished.
3. Filing of Proof of Meeting: Notices were sent by mail and/or e-mail to all owners. It was determined that 72 (Units) were in attendance or represented by proxies, constituting a quorum for the Annual General Meeting.
4. Approval of the Agenda: It was moved by Poplar 213 and seconded by Poplar 201 that the Agenda be amended by adding to New Business (c) Manager's Job Description. Carried.
5. Approval of the Minutes of the last Annual General Meeting - March 29, 2008: It was moved by Poplar 112 and seconded by Birch 310 that the Minutes be approved with the following amendment. Under 12 (b) there should be added an acknowledgement of the great work and long service of Rob Feddema and with sincere appreciation to recognize his continued work over the past years. Carried unanimously.
6. Business arising from the last Annual General Meeting:
  - a) 2008 Special Assessment for upgrades is to be covered in Council Chair report
7. Reports:
  - a) Council Chair - Geoff Perlin:

Geoff reported that the following had been accomplished during the past year:

    - the pool area had been resurfaced (around the outside hot tub)
    - the fence had been built around the propane tanks
    - the irrigation system is now fully automated on all three buildings
    - the energy audit is complete
    - the engineered drawings are in place for the amenities building renovation
    - quotes for parts and work required for the amenities building have been obtained
    - work on the amenities building is to be completed this spring; costs are higher than previously estimated.
    - railings have been installed outside on all in ground exits
    - insulated all of the hot water lines in the parkades of all the buildings
    - purchased a bobcat to assist in snow removal
    - interviewed temporary people to help Dave Wing when he was injured
    - repaired two of the main floor decks on the Poplar building where water was pooling. It is recommended that this process be continued until all areas are improved.
    - elevator phone lines have been changed to NanoFibre which will save the Peaks

money

- negotiated a new propane contract which will result in savings.

Following this report it was mentioned that the Birch Building was having difficulty buzzing through the Intercom. David Wing said that number 1 was required before the number of the unit. David Wing is to reprogram all numbers. He is having trouble reprogramming #307 and #213 in the buildings. If any owner is having trouble with the intercom please e-mail Dave Wing or the Board to make the problem known.

#### B) Rental Committee Report (Russell Todd):

Signage has been provided to provide better direction to guests and to insure regulations are visible at the right location. New signs are being installed this spring to confirm that this is private property and that our rules apply. Have Rules of Conduct posted on all foyer boards in all buildings to reinforce voluntary compliance by everyone. The Committee continues to ensure that all owners renting their Units provide the Rules of Conduct with every rental contract and this should be enforced by the owners. The Rental Committee will post the Valley Hawk security number in all Buildings (250)688-4295. From the middle of June until the middle of September a \$26.00 charge per after hours call will be charged back to the owner.

Discussion centred on how to tag doors with the rental Management company name/number.

The Owners' Directory has not been updated nor in use for some time. The Rental Committee will be posting the number of the rented Units in the foyer of each building, with the rental Company name and phone numbers. This will be done in the near future.

MOTION: Moved by Birch 310, seconded by Poplar 113, to distribute a list of rental Units (by Number) with rental management company (and phone numbers) ,which will be posted in the building foyers and electronically to all owners. Carried unanimously.

It was suggested that all owners request and obtain advance notice from their rental management company of the names of renters of their units.

Russell mentioned that surveillance cameras had been purchased and installed and that an Operating efficiency survey had been completed, resulting in key recommendations from BC Hydro.

#### 8. Insurance Coverage - Mike Peacock

The overall replacement cost of the development has risen. Originally quoted as \$37 million but they accepted a change to \$26 million. There is a \$5,000 increase in the Insurance premium. There was a \$150,000 claim to Lloyd's of London Insurance Company. The Insurance Company has suggested a daily monitoring of all the Units when the temperature falls below minus twenty.

Unit owners are required to have insurance to cover the \$10,000 deductible of the Peaks Insurance (requirement voted unanimously at 2008 AGM and put in place as of May 1, 2008). The Board will be discussing possible solutions to detecting no heat in Units. It was noted that if the power goes out in the Complex the PTAC heaters may turn off. If so, the heater needs to be unplugged and plugged back in to reset it. Dave Wing suggested that all baseboard heaters be left on with doors to bedrooms open to ensure heat in the Units. Make sure curtains, etc are

away from the baseboard heaters to prevent fires. It was suggested that it would be helpful to have e-mail notification to owners if there has been a power outage in the winter, so that owners can have their units inspected to make sure that heat is still on in the unit.

#### 9. Financial Report - Mike Peacock:

a) MOTION: Moved by Poplar 103 and seconded by Birch 310 the Acceptance of Audited Financial Statements as of January 31, 2009. Carried. One opposed.

b) MOTION: Moved by Poplar 201 and seconded by Birch 207 to approve the purchase of the Bobcat (Thomas 103 Skid Steer Loader) with \$6,000.00 from the Contingency Fund, retroactively. Carried. Two opposed.

It was mentioned that there was excessive oil in the Birch Building parkade. Dave Wing said that was from the repair of a mechanical problem and has been addressed.

c) Appointment of Auditors for fiscal 2009-2010: Auditors will be Carlson Roberts Chartered Accountants - the same as last year. Moved by Poplar 309, seconded by Birch 207. Carried unanimously.

ACTION: The new Board should consider the possibility of renegotiating the Peaks mortgage to a lower percentage.

BREAK 10:40 am - 10:50 am.

#### 11. 2009-2010 budget:

##### a) Acceptance of Budget 2009-2010: Mike Peacock

Mike introduced the budget handout by mentioning that for 2009-2010 there would be a reduction in the percentage of the Condo fees directed to the Contingency Fund (from 10% to 5%) and that a \$16,000.00 shortfall (owing to increased costs of heating and electricity) needed to be covered. Mike suggested a Special Assessment to cover the shortfall. Some disagreed.

MOTION: It was moved by Poplar 305 and seconded by Willow 313 to rescind the proposed special assessment and find the necessary funding by closing the Amenities Building and hot tubs for January, February and March 2010.

Discussion followed about turning the Amenities Building into the Manager's Suite.

Motion: Poplar 103, seconded Willow 110, to table the former motion until the next AGM when the Board has more information on cost savings through closure of the Amenities Building.

The Chair cancelled the tabling motion and called for the vote on the former motion. In favour 13; opposed 55. Motion defeated.

MOTION: Poplar 304, seconded Poplar 201, to accept the budget as presented. Carried unanimously.

##### b) Acceptance of Strata Fees:

MOTION: Moved by Poplar 112, seconded by Willow 110, to accept the Strata fees as presented. Carried unanimously.

c) 2009-2010 Special Assessment:

There was an over run of \$16,000 due to higher propane and electricity costs (it was a very cold year). Need a special assessment to cover this over run.

MOTION: Moved by Birch 207, seconded by Poplar 309, that a special assessment to cover the \$16,000.00 shortfall for the 2008 overage be approved. Carried (3 opposed).

12. New Business:

a) Change to Bylaw - Schedule 2, Strata Property Act Form Y, (4)

MOTION: moved by Willow 304, seconded by Poplar 212, that the Bylaw - Schedule 2, Strata Property Act Form Y, (4) be changed to read "only a Strata Lot Owner or their personal guests may keep any pets resident in their strata unit...." 42 in favour, 15 opposed. Motion defeated as a 75% vote is required to change a bylaw.

The owners and Board are requested to enforce the Bylaw as written in the original Bylaws.

b) Water damage to Poplar; discussion of Cold Alarms/Suite inspections:

Poplar water damage was due to frozen pipes bursting. Doug Nickerson spoke re: possible solutions to alleviate Insurance coverage problems. The Insurance Company requests regular Suite inspections when the temperature falls to minus 20 or below. Doug has been looking at Cold Alarms which can be put in the window, and which light up below a certain temperature. Disadvantage is there has to be a building inspection daily to see if the alarms are on. The thermostats could be changed to ones that will not turn off with a power outage. The Board will look at possible solutions and will receive information from the membership and disseminate information through the website and the Newsletter,

c) Amenities Building Upgrade - Mike Peacock:

The Board had decided to upgrade the Amenities Building by adding a vent to the existing boiler and installing a new condensing boiler. Mike asked for additional funding from the Contingency Fund to fund this project.

MOTION: It was moved by Poplar 305, seconded by Birch 311, that up to a maximum of \$15,000.00 from the Contingency Fund be used to complete the Amenities Building upgrades.

Carried unanimously.

13. Information:

a. Gym equipment may be donated. Owners were asked if they would be in favour of converting part of the Amenities Building into a gym area. Discussion ensued re: concerns of liability and it affecting insurance; how to monitor the equipment; restricting young people using the

equipment, etc. Approximately half of those in attendance thought it might be a good idea. A suggestion was a possible fee for service approach (pay for use and receive a special key for example).

b. Owners were told that Maytag refrigerators made during a certain time period could possibly cause fire. Information about the potentially problem refrigerators is to be emailed to the owners.

c. It was noted that PTAC Units may have high heat switch problems.

d. BC Hydro PowerSmart recommendations:

BC Hydro have given recommendations on how to save on power. Recommendations to change lights/bulbs in the hallways and parkades, to install motion detector lights in the parkades, etc will save on electricity and are being implemented.

14 Establishment of directors for the 2009-2010 fiscal year:

MOTION: Birch 207, seconded by Poplar 305, to keep the same number of directors for 2009-2010 as there were in 2008-2009 (seven). Carried unanimously.

15. Election of Strata Board:

Nominated by Willow 304 were Rod Schebesch (Birch 315); Carolyn Moland (Birch 313) and Don Clayton (Birch 207). Mary Webster declined her nomination.

MOTION: Poplar 206, seconded by Poplar 309, that the nominations cease. Carried unanimously.

Membership voting resulted in having two new members, Carolyn Moland and Don Clayton, join the Board.

It was noted that both Geoff Perlin and Carol Nell had given a lot of time to the Strata over the past two years, had been extremely good directors, and would be sorely missed by the Board.

They were sincerely thanked for their productive time on the Board.

16. Adjournment:

MOTION: It was moved by Poplar 210, and seconded by Poplar 309, that the Annual General Meeting be adjourned. Carried unanimously at 12:45 pm.

Respectfully submitted,  
Elizabeth Pineo, Secretary