

**MINUTES OF THE OWNERS: STRATA PLAN NES 2402 (THE PEAKS OF RADIUM
EIGHTH ANNUAL GENERAL MEETING
AMENITIES BUILDING, THE PEAKS CONDO COMPLEX
MARCH 27, 2010**

1. Call to order: The Meeting was called to order at 9 am by Russell Todd, 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 62 (Units) were in attendance or represented by proxies, constituting a quorum for the Annual General Meeting, 2010.

4. Approval of the Agenda: The agenda was approved as circulated.

5. Approval of the Minutes of the last Annual General Meeting - April 4, 2009:

It was moved by Poplar 113 and seconded by Poplar 304 that the Minutes be approved as circulated. Carried unanimously.

6. Business arising from the last Annual General Meeting:

a) Upgrades to Amenities heating boiler and energy savings:

Electricity and propane costs were both under budget as it was a warmer winter than 2008. The new boiler system used only one half of the propane as in the previous year.

7. Reports:

a) Council Chair - Russell Todd:

- Discussed the Roles of the Directors. The composition of the Board seems to work well
- Russell thanked Rob Feddema for all his helpful input and hands on help. He also thanked Dave Wing , Jesse Christian and the Board of Directors.
- Russell reminded the Owners to liaise with Dave Wing through Mike Peacock
- He reiterated what had been accomplished in 2009 (sprinkler system improvements and extension; propane tank fence; Poplar main floor decks; outdoor hot tub deck refinishing; Amenities Building energy efficiency upgrades, engineering drawings of buildings on Autocad; etc)
- Russell mentioned projects that still needed to be accomplished (Contract Reserve Fund Study; lighting upgrades to the parkades; tiling the floor in the Poplar lobby; repairing the two remaining Poplar main floor decks; recoating the upper decks (Poplar 109 reported black ooze coming from Poplar 209 upper deck); landscaping of the entrances to all Buildings; floor coating of the parkades versus purchasing a floor sweeper machine (question from an owner whether the garage storage units would be sealed); finalize the Manager Employment Agreement with a contingency Plan for emergency Staff backup.

- It was also mentioned that Dave Wing should post hours away in the signage receptacles.

b) Rental Committee Report (Russell Todd):

Valley Hawk security was discontinued as rentals caused very few problems for 2009.

c) Website Upgrades - Don Clayton:

Many upgrades have been accomplished and the new website address for the Peaks is www.radiumpeaks.com and board@radiumpeaks.com. It was estimated that if e-mail was used for the 2011 AGM notices, \$800.00 would be saved in mailing costs. Don has posted information from CHOA (Condominium Home Owners Association) on the website along with information on the Board, By-Laws, facilities, insurances, reports, newsletters, rental committee, events, etc. There is also information on the Village of Radium and Parks Canada as well as local businesses. The membership thought more information on local help available to Condo Owners would be useful.

8. Insurance Coverage - Mike Peacock :

There was a \$15,000 increase in the Insurance premium due to no heat in Units and the resulting flood damage. 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. In November, during -10 degree weather, 35 Units were found without heat turned on. If there is a cold related problem resulting the owner is responsible for the deductible but it is against the Condo Strata Act to hold the owner 100% responsible for all damages. Discussion raised questions of whether the owners could be fined for negligence, or could they be required to have their Units checked on a regular basis for heat and/or other problems.

9. Financial Report - Mike Peacock:

Mike noted that there was some flooding from the "step in" shower stalls of the Birch Building which required some additional funding. 30 gaskets were replaced proactively in the other showers. Nevertheless the Peaks was under budget. Money was added to the Contingency Fund and Strata Fees will not be increased for 2010.

a) MOTION: Moved by Poplar 204 and seconded by Willow304 **to Accept the Audited Financial Statements as of January 31, 2010.** Carried unanimously.

b) MOTION: Moved by Poplar 103 and seconded by Willow 304 to approve the 2009/2010 Expenditures totalling \$14,125.92 (as circulated with the AGM package) from the Contingency Fund, retroactively. The overrun included extra expenses from the floods in both the Poplar and Birch buildings, sprinkler system upgrades, propane tank fence, Poplar main floor deck repairs, outdoor hot tub deck refinishing, Amenities Building energy efficiency upgrade, and engineered drawings of buildings on AutoCAD. Carried unanimously.

c) Appointment of Auditors for fiscal 2010-2011: Auditors will be Carlson Roberts Chartered

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Accountants- the same as last year. Moved by Willow 213, seconded by Poplar 210. Carried unanimously.

10. 10 minute break.

11. 2010-2011 Budget:

a) Acceptance of Budget 2010-2011: Mike Peacock

MOTION: Poplar 109, seconded Poplar 307, to accept the budget as presented. Carried unanimously.

b) Acceptance of Strata Fees:

MOTION: Moved by Birch 103, seconded by Birch 210, to accept the Strata fees as presented. (No increase in fees) . Carried unanimously.

c) 2010-2011 Contingency Reserve Expenditure Budget (No Special Assessment):

MOTION: Moved by Poplar 305, seconded by Willow 311, that the membership approve \$35,000.00 from the Contingency Reserve Fund to upgrade lighting (\$25,000 for fluorescent fixtures in the garages; timers on lights; motion detector lights; etc) in all buildings and (\$10,000) to provide tiling for the Poplar Building Lobby entrance as per Section 96 of the Strata Property Act. . Carried unanimously.

The Board will investigate costs of purchasing a garage floor sweeper versus resurfacing the garage floors during 2010.

12. New Business:

a) Addition to the Bylaws - Schedule 2, Strata Property Act Form Y - Real Estate Signage

MOTION: moved by Poplar 113, seconded by Poplar 305, that the Bylaw - Schedule 2, Strata Property Act Form Y- Real Estate Signage be added to the By-Laws to read " Owners may not display any signs in windows, patio doors or on railings of unit decks. All For Sale and For Rent signs must be commercially prepared or conform to the size and display of a commercial sign to fit in the Display Board outside of the buildings, in a signboard location provided for this purpose by the Strata Board." Carried unanimously .

Discussion included the desire to improve overall appearance & preserve value of existing properties

for the owners by posting all properties for sale or rent on one posting board near the main entrance. A change of position of the Peaks main sign was suggested so it will not interfere with visibility but yet can be easily seen from the road. There needs to be a deep plexiglass container for sheets. No personal home business is to be displayed. It will require 60 days before this change may be put in effect.

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Concern:- A concern was voiced re the noise of air intake from both ducting and garage motors as heard in Poplar 109. The Board will look into the possible "damping down" of the noise of the motors in the future.

13. Information:

a) Plans for landscape committee - Douglas Nickerson

Doug Nickerson asked for volunteers , along with Carol and Jerry Nell, to form a Landscape Committee. Under the "schedule of standard bylaws Division 3-20" the Board can delegate certain monies and powers to a committee. The Committee would report to the Board or one designated Board member and would set a list of jobs with their priorities for easy maintenance and good appearance of the grounds. Dead trees and some poplars should be removed and cleaning of the back pathway should be addressed. Also should arrange to have commercial grade receptacles for cigarette butts on the outside of buildings. The Committee should do a walkabout this weekend, if possible. Volunteers for the Landscape Committee are B210, W304, B310, P109, P113 and P304.

14 Establishment of directors for the 2010-2011 fiscal year:

Seven members is a full slate of Board Members. Elizabeth Pineo, Emlyn Jessop and Douglas Nickerson are stepping down and need to be replaced to make a full slate of Directors.

15. Election of Strata Board:

MOTION: Birch 204, seconded by Birch 201 that Mike Peacock and Russell Todd remain on the Board. Carried unanimously.

Margaret Porcina (Poplar 109) agreed to sit on the Board.

There are two vacancies on the Board. The Newsletter should reflect these vacancies and request Owners to make nominations. It was suggested that there should be a Nominations Committee. There was also a suggestion that next year the By-Laws should be amended to allow for a smaller number of Board Members to constitute a quorum.

Carol Nell thanked the Board for all their work during the past year.

16. Adjournment:

MOTION: It was moved by Birch 310, and seconded by Birch 204, that the Annual General Meeting be adjourned. Carried unanimously at 11:20 am.

Respectfully submitted,

Elizabeth Pineo, Secretary.