

**ANNUAL GENERAL MEETING MINUTES**

**WEDNESDAY JUNE 12<sup>TH</sup>, 2013**

**KINGS GARDEN – RESIDENTIAL SECTION – LMS 2926**

**LOCATION:**

8:30 p.m. – Century House,  
Spruce Room,  
620 – 8<sup>th</sup> Street,  
New Westminster, BC

**STRATA COUNCIL  
2013/2014**

**PRESIDENT**  
Julie Moore

**VICE PRESIDENT**  
Arlene Johnson

**TREASURER**  
Colin Naples

**SECRETARY**  
Chuck Wren

**AT LARGE**  
Mark Conn  
Ron Pardes

**RESIDENT CARETAKER**  
Brad Gartside – Unit #207

**STRATA MANAGER**  
Chris Drake  
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**ALL ACCOUNTING INQUIRIES**  
Toll Free 1-877-585-4411

**BAYWEST MANAGEMENT**  
13468 77TH AVENUE  
SURREY, B.C. V3W 6Y3  
24 Hour Line: (604) 591-6060

**PRESENT**

17 Strata Lots Represented  
13 In Person  
4 By Proxy

Chris Drake and Jim Hasler,  
Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order at 9:02 p.m. by Strata Council President.

**(2) CALLING THE ROLL AND THE  
CERTIFICATION OF THE PROXIES**

All received proxies were verified and certified by the Strata Manager.

There are 28 Residential Section votes at Kings Garden, as per the Schedule of Voting Rights. The Strata Property Act requires one-third of the strata corporation's votes (10 votes) to be present in person or by proxy to constitute a quorum.

As there were 17 owners eligible to vote, present in person or proxy, the meeting was competent to proceed to business.

**(3) ELECTION OF THE MEETING CHAIRPERSON**

Strata Council President Julie Moore confirmed that she would chair the meeting.

**(4) PROOF OF NOTICE OF MEETING**

It was moved (57) and seconded (407) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. **CARRIED**

**(5) APPROVAL OF THE AGENDA**

It was moved (204) and seconded (305):

1. to amend the agenda to adopt the minutes from the previous AGM from May 31<sup>st</sup>, 2012 and
2. to adopt the minutes from the Special General Meeting of November 29<sup>th</sup>, 2012
3. to correct this year's Annual General Meeting notice which stated the previous Special General Meeting was held November 30, 2012, when in fact it was held on November 29<sup>th</sup>, 2012.

Owners voted by show of voting cards and there being a clear majority in favor, the motion was: **CARRIED**

It was moved (201) and seconded (409) to adopt the agenda of tonight's Annual General Meeting, as amended. **CARRIED**

**(6) APPROVAL OF ANNUAL GENERAL MEETING AND SPECIAL GENERAL MEETING MINUTES**

It was moved (204) and seconded (409) to approve the Annual General Meeting Minutes of May 31<sup>st</sup>, 2012 and to approve the Special General Meeting Minutes of November 29<sup>th</sup>, 2012 as distributed. **CARRIED**

**(7) UNFINISHED BUSINESS**

There was no unfinished business.

**(8) CONSIDERATION OF THE 2013/2014 OPERATING BUDGET**

During the discussions at the Corporate Annual General Meeting, Adrienne Murray (legal council for the Strata Corporation) gave her professional opinion, that line item 7514-0000 (Balcony Repairs) should be removed from the Corporate budget and moved to the Residential Section budget. It was then moved (408) and seconded (409), that the budget proposal be amended by adding line item 7514-000 in the amount of \$2,500.00 Owners voted by show of voting cards and there being a clear majority in favor, the motion was: **CARRIED**

There was no further discussion on the proposed budget. The Owners then voted on the budget proposal, as amended, by show of Voting cards and there being,

17 in favor, 0 opposed and 0 abstentions the motion was: **CARRIED**

**STRATA FEES PAYMENT OPTIONS**

The new budget takes effect April 1, 2013 as the previous fiscal year ended on March 31. Please find attached a copy of the approved budget and listing of strata fees for each strata lot. Strata fees may be paid as follows:

1. The preferred method of payment is Paying your Monthly Strata Fee Online. This method allows you to control your payment – you pay from your account rather than having it drawn from your account. It is easy and convenient - please visit the Baywest website at [www.baywest.ca](http://www.baywest.ca) - Quick Links to Maintenance Fee for details, or direct link to <http://www.baywest.ca/baywest/maintenancefees>
2. The second method is Pre-Authorized Credit (PAC). If you are already on this program and wish to continue, you need not to do anything further. Approval of this budget gave

Baywest the authority to maintain the withdrawal of funds from your account. However, if you would like to switch to Paying your Monthly Strata Fee Online, please advise our office to cancel you PAC by calling our A/R Call Centre: 1-877-585-4411.

3. Post-dated cheques – Owners may send in a series of 12 post-dated cheques dated for the first day of each month from April, 2013 to March, 2014 and made payable to Strata Plan LMS 2926.

\*Due to the AGM being held so close to the end of the month, it is advised auto withdrawal payments for April 1 to July 1, 2013 will be the old amount. Therefore, a “make-up” amount to the increased Strata Fees for April to July, 2013 will be withdrawn on August 1 together with the revised Strata Fee.

### **(9) ELECTION OF THE 2013/2014 RESIDENTIAL STRATA COUNCIL**

As per the Strata’s Bylaws, a minimum of three and a maximum of seven Strata Council members could be elected. In accordance with the Strata Corporation Bylaws, the current Residential Council is deemed to have resigned at tonight’s meeting. The Strata Manager asked the existing Council members if they would stand for re-election and Julie Moore (405), Arlene Johnston (201) and Colin Naples (309) confirmed that they would.

Given the foregoing, the Strata Manager opened the floor for nominations or volunteers for the Council positions. The following Owners volunteered or were nominated and agreed to stand for office:

Chuck Wren (Unit 204),  
Mark Conn (unit 409)  
Ron Paredes (Unit 57).

The Strata Manager called for additional nominations or volunteers from the floor. As none were received after 3 successive occasions, .It was then moved (408) and seconded (407) to elect the nominees/volunteers to serve as the 2013/2014 Strata Council. The Owners voted by show of voting cards and there being a clear majority in favor the motion was: **CARRIED**

#### **9.1 ELECTION OF OFFICERS:**

It was the consensus of the Council Members present that Residential Section be assigned as follows:

Julie Moore, President  
Arlene Johnston, Vice-President  
Colin Naples, Treasurer  
Chuck Wren, Secretary  
Ron Paredes, Member at Large  
Mark Conn, Member at Large

Following the Annual General Meeting, the new Strata Council met briefly and agreed to hold their first Council Meeting on Wednesday, July 10 at 7:00 p.m.

**(10) GENERAL DISCUSSION AND QUESTIONS**

There was no further discussion. Everyone was thanked for attending.

**(11) TERMINATION**

There being no further business, the meeting terminated at 9:15 p.m.

*Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.*