

CONDOMINIUM CORPORATION No. 1513108 – Sunvale Place Villas

Annual General Meeting

May 13, 2024, 7:00 pm

Oddfellows Hall

Meeting called to order at 7:00 PM

Wayne Bulloch (President) served as Chair.

- 1. **Quorum:** was established with 21 units represented by owners and/or proxies. Sign in sheet is available. All Directors were present: Wayne Bulloch, Paul Blomfield, Jessie MacKenzie, Patsy Billey and Barb Warner. Janice Carlson resigned in Summer of 2023; Barb Warner (next on ballot) replaced her.
- 2. **Opening Comments by Chair:** Wayne Bulloch welcomed and thanked all in attendance.
- 3. **Proof of notice of meeting:** Chair confirmed that proper notice of the meeting was given by e-mail on April 13th, 2024, 30 days prior to the meeting.
- 4. **Minutes of the April 27th, 2023, AGM** had been e-mailed to all Owners prior to AGM. Motioned by Janice Carlson seconded by Bob Warner to waive reading of same, Motion carried (21 votes for, 0 against). Bill Carlson motioned to approve 2023 AGM minutes, seconded by Bonnie Grant, motion carried (21 votes for, 0 against)
- 5. **Presidents Report:**
 - a. Wind has caused damage to our fence, twice in the last 12 months. Thanks to fellow owners, on both occasions, repairs were made.
 - b. Irrigation on northside of the north fence to be capped off and rerouted to a tap on the inside of the north fence. This work will be completed by fellow owners.
 - c. Handyperson - Deano’s Construction, is not only available for Board requests, but also available on an individual basis. Deano’s rates: \$75.00 (1man), \$100.00 (2 men), Phone number **403-861-5682**
- 6. **Financial Report:**
 - a. Reference made to the Pie Chart handed out at beginning of meeting, chart indicated how the Condo Fees were allocated, via percentage, for all expenses.
 - b. Current Investments (Reserve Fund): GIC’s
 - i. **Non-Redeemable**

1.	18 months - Aug 31, 2023 - Feb 28, 2025,	\$41,873	5.1%
2.	2 years July 25, 2022 - July 25, 2024,	\$20,840	4.2%
3.	1 year Apr 23, 2024 - Apr 23, 2025,	\$32,110	4.8%
 - ii. **Redeemable**

1.	2 years Oct 24, 2023 - Oct 24, 2025,	\$10,000	3.0%
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 - iii. **Reserve Fund Savings**

		\$39,085	1.7%
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- c. Murray Hunter has been our Auditor since inception of our Board. The Board is very satisfied with their work. We would like to continue with Murray Hunter as our Auditor.
Bob Maxwell moved, Deanna Taillefer seconded, motion carried. (21 votes for 0 against)

7. Questions re Finances:

- a) Insurance being one of the most expensive items on the handout (pie chart, what are we paying?
i) Insurance runs \$22,000 + service fee, approximately \$85.00 per unit per month
- b) There was a mix up in proper name "Contingency Fund" and "Reserve Fund", Reserve fund has guidelines for the yearly balance and Contingency is for unexpected operating expenses, we allot what the budget allows yearly.

8. Election of Directors:

- a) All five present Directors indicated they were interested in serving the Board once again.
- b) No other interest or nominations, all Board in by acclamation
- i. Patsy Billey
 - ii. Paul Blomfield
 - iii. Wayne Bulloch
 - iv. Jessie MacKenzie
 - v. Barb Warner

- 9. Bookkeeper:** Janice Carlson has graciously, been our onsite Bookkeeper for the past year, she has informed the Board that she will continue for this year at least. We are incredibly lucky to have her, Janice knows the business and she is performing these duties free of charge.

10. New Business:

- a) **Awning** - Some owners have expressed interest they be able to install an Arbor on their rear decks Owner Ken Neufeld acquired information with regards to installation and cost and presented it the owners. (See attached)
The following questions/concerns were expressed:
- i. What happens with 100km winds?
 - ii. Concerns with shading of decks not wanting the extra shade (on northside), repair and or replacement costs as well as insurance.
 - iii. Attaching it to a deck, not attached to anything, could it raise the deck in high winds?
 - iv. An owner, knowing from experience, after 5 years they started to cause problems.
 - v. Suggestion, roll in and out Arbors.
 - vi. An owner wondered if the bylaws could be changed giving all responsibility (replace and/or repair) to individual homeowners.
 - vii. Owners would be unable to obtain insurance since it is outside the unit. The Corporation would become responsible for insurance and possibility repair and replacement
- b) **Gazebo** - Some owners have been asking about having a Gazebo on the northeast side in green space. Jessie MacKenzie, on behalf of the owners, presented **purpose** -coffee, happy hour, owner's gatherings, and private family gatherings **cost** - \$1499.00 plus \$630 wood floor or \$800 concrete pad, double screen 10X12, presently on Marketplace \$1000).

The following questions and concerns were expressed:

- i. Concerns who would pay, who would be responsible for repairs?
- ii. How does it affect our insurance?
- iii. Drainage, since the northside is designed as a water retention area
- iv. Suggestion, a few benches instead.

c) Solar Tubes - Some owners are interested in installing Solar Tubes for their kitchen area that is dark due to lack of windows. Jessie and Hamish made presentation on behalf of interested owners. **Cost** two quotes; Home Hardware \$1283 + installation, Home Depot \$1087 + installation. North side residence will have a higher cost of installation due to location.

- i. Qualified installer would be required to do the work.
- ii. Would this void the warranty on the roofing shingles?
- iii. Once again it involves attaching it to the envelope of the building - requires an engineer's study.

Yes/No Survey ballots for each of the above ideas. Ballots were just to determine how many people are interested in any or all of them. Ballots were counted after meeting and results emailed to all owners.

RESULTS	YES	NO
Awning	5	15
Gazebo	8	13
Solar Tube	3	17

Missing one vote for both Arbor and Solar Tube

11. Motion to adjourn Patsy Billey meeting adjourned 8:09 p.m.