

**ESTATES VILLAGE
THE OWNERS: CONDOMINIUM PLAN NO. 942 3847**

DATE: Thursday, October 24, 2019
PLACE: Strathcona County Museum & Archive
913 Ash Street, Sherwood Park, Alberta

1.1 The Chairperson, Ron Davies (11), called the meeting to order at 7:00 PM.

1.2 CALLING OF THE ROLL AND CERTIFYING OF PROXIES

FOCHAUS Management announced that the Roll Call and Certification of Proxies was done at the door to establish quorum.

Bylaw 7.6 states: Save as in these Bylaws otherwise provided, no business shall be transacted at any general meeting unless a quorum of persons entitled to vote is present at the time when the meeting proceeds to do business and one quarter of the persons entitled to vote present in person or by proxy shall constitute a quorum.

One quarter of the persons entitled to vote for this meeting is 19.

Bylaw 7.7 states: If within one-half hour from the time appointed for a general meeting a quorum is not present, the meeting shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within one-half hour from the time appointed for the meeting, the persons entitled to vote who are present shall constitute a quorum.

In Person: 33 By Proxy: 7 Total: 40 - quorum has been met

1.3 PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

MOTION: Dorothy Botterill (12) / Nancy Donley (21) to waive the reading of the Notice. **CARRIED**

1.4 READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

MOTION: Garry Meyer (46) / Pauline MacDonald (40) to waive reading of the Minutes. **CARRIED**

MOTION: Roger Overland (33) / Marlene Friebechler (17) to approve the minutes of September 27, 2018 as amended. **CARRIED**

AMENDMENTS: 1) Quorum should be stated as persons present or by proxy not by unit factor; 2) 1.8 Appointment of Auditor should be Kevin MacDonald (40).

1.5 REPORTS OF OFFICERS

President's Report was presented by Ron Davies

Welcome to the Annual General Meeting for the Estates Village Condominium Corporation. I am currently the President of the Corporation and would like to introduce the rest of the Board members who are here tonight: Brenda Smith, Roger Overland, John Green and Ann Hender.

The Board appreciates the input from our Property Manager, Melissa Southern from FOCHAUS Management Inc.

As the Board did last year, we continue to ask Owners to deal with the property manager who has a phone number she can be reached at during working hours for non-emergency issues. If there is an emergency issue FOCHAUS has an emergency number. Please remember the Board does not involve itself with problems 'inside' a unit so you need to take care of these issues yourself.

We can have 7 Board members so later this evening we will be having elections for members of the Board.

Maintenance Report presented by Ron Davies

At this time, I would like to thank those who helped around the complex this year. I will start with Bill Myck who has done painting, general tidying, and everything else we ask him to do. Arnold Lukawesky who again looked after the emergency sump pump calls and replaced any as required. Eaves were flushed and repaired as required. Window and door repairs and/or replacements were completed as required. Trees were pruned. Please use a Maintenance Request form and submit to Melissa for any concerns on the exterior of your unit. If you are going to be away from your unit for an extended period of time, please ensure your water is turned off and your furnace is set to low to avoid frozen water pipes. Please notify Melissa if you notice any concerns with your sump pump over the winter.

Condo Bylaws

As you may remember from last year Roger Overland is heading the committee updating our bylaws which have been delayed. There will be information sessions later as the work progresses. The Resident's Information Guide will be revised once the new Bylaws are passed by the owners.

Property Fence

Last year I mentioned that we would be replacing the south fence this summer. The Board is gathering quotes to have the south fence surveyed so we can confirm if it's our responsibility to pay for half of the repairs and/or replacement. Once that's complete, we can decide how to move forward with the neighbours. The small portion on the east fence was done last fall.

Rocks

Someone asked me about the level of rocks in the windows well and who should add the rocks. As the Corporation is responsible, I went around and did an inventory of which units need more rocks in the window wells. Melissa then provided quotes for adding new gravel and a company has been approved. The work will be forwarded to spring as the Contractor is too busy right now.

1.6 COMMITTEES

Bylaw Committee information provided by Roger Overland.

This has been a drawn-out process. The Condo Act and Regulation changes have been put on hold so the new government can review some of the changes such as the rules of the AGM administration and process.

Results of the survey were sent to the Owners. Most owners are in favor of switching to a 55+ property. 95% of Owners who responded are against short term rentals such as AirBnB. 50% against marijuana usage inside the units, though the Board is not sure that this can be implemented. 70% of Owners are against marijuana usage on common property. 70% are against plant growing, this also may be hard to enforce as long as Owners are within Federal law.

The committee is doing another bylaw review on November 12. The information guide is up to date.

The plan is for the Board to call an Extraordinary meeting in the winter to give the Owners to discuss the Bylaw changes with the Corporation's Lawyer.

1.7 FINANCIAL REPORT

The financial report was presented by Janis Maxfield of Jestin Gibson LLP.

Items of note: Snow removal costs are down and the roadway snow removal and sidewalk removal are now in the same contract. Prepaid expense is insurance as the insurance year is different from the fiscal year. The Corporation received a sump pump grant and funds from the expropriation of land by the County.

MOTION: Brenda Smith (2) / David Holehouse (19) to accept the May 31, 2019 year- end Audited Financial Statement as presented. **CARRIED**

1.8 APPOINTMENT OF AUDITORS

MOTION: Ron MacDonald (40) / L.H. Niels Frederiksen (8) to appoint Jestin Gibson for the Corporation Auditor for the year ending May 31, 2020. **CARRIED**

1.9 ELECTION OF MEMBERS OF THE BOARD

Let Stand:

Ron Davies
Brenda Smith
Ann Hender
John Green
Roger Overland

Volunteered

Glen McMillan

RESULTS by acclamation:

Ann Hender	Ron Davies
Brenda Smith	John Green
Roger Overland	Glen McMillan

1.10 UNFINISHED BUSINESS

None

1.11 NEW BUSINESS

- a) Organics pick up: As the County has switched to organics pick up for most residential houses the Board will investigate what it will take and costs to bring organics pick to the property.
- b) Parking Bylaw Changes: The Corporation does not have a lot of rules regarding parking at this time. Honour system has worked well. The bylaw committee is looking at banning roadway parking in the cul-de-sacs and that parking on the main roadway will only be allowed during daylight hours, RVs may be the exception.
- c) Homeowner Insurance: Owners are reminded that if there is an insurance claim that they could be responsible for paying the Corporation's deductible of \$10,000.00. This should deductible portion should be added to the homeowner's insurance policy.

MOTION: Garry Meyer (46) / Dave Donley (21) to close new business. **CARRIED**

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:38 pm.