

Strata Plan NW 2040 Vote results – Nov 1 to 4, 2020

The 2020 AGM was held as an online vote due to COVID-19 precautions. where all eligible strata lot members voted on the agenda items within the 2020 Mountain Gate Strata NW2040 AGM document.

1. Accept terms and conditions of online AGM. A NO or ABSTAIN vote will end the session and any further votes will be forfeit

a. **Carried - 28 votes YES – 0 no votes – 0 abstain**

2. Accept proof of notice of the 2020 Annual General Meeting ("AGM").

a. **Carried - 28 votes YES – 0 no votes – 0 abstain**

3. Accept proof of insurance for the strata complex

a. **Carried - 28 votes YES – 0 no votes – 0 abstain**

4. Introduction of the current 2019-2020 Council members:

Strata Chair/President – Doug Kronlund

Treasurer – Doug Kronlund

Secretary – Lindsay Leong

Maintenance – Ron Brimacombe

Landscaping – Terry Callender

Member-at-Large – Brent Chadwick

Member-at-Large – Peggy Wong

a. **Carried - 28 votes YES – 0 no votes – 0 abstain**

5. Eligible voter has read, approved and adopted the Minutes of the Annual General Meeting of November 7, 2019.
 - a. **Carried - 27 votes YES – 0 no votes – 1 abstain**
6. Eligible voter has read strata president/treasurer's report on past year's operations and finances.
 - a. **Carried - 28 votes YES – 0 no votes – 0 abstain**
7. Eligible voter has read the president's final message
 - a. **Carried - 27 votes YES – 0 no votes – 1 abstain**
8. Eligible voter has read the strata depreciation report and 30-year budget outlook
 - a. **Carried - 27 votes YES – 0 no votes – 1 abstain**
9. Approve and adopt the 2019/2020 Financial Statements, as prepared by Marsh & Marsh, Chartered Accountants.
 - a. **Carried - 27 votes YES – 0 no votes – 1 abstain**
10. Approve transfer of \$15,618.89 from 2019/2020 surplus to 2020/2021 operating fund
 - a. **Carried - 26 votes YES – 0 no votes – 2 abstain**
11. Approve budget of up to \$12,000 for a special project to repair and remediate pathway drainage problem between 9062 and 9054 Moorside Place – Keiron Gibbons will lead project.
 - a. Remove existing sidewalk from edge of Moorside place for approximately 20 feet towards Moorside/Braemoor bridge. Expand sidewalk width and provide proper drainage to reroute rain runoff and remediate area to significantly reduce water/mud build-up along pathway between the two buildings. Rebuild hazardous rotting planter box perimeter.
 - b. **Carried - 25 votes YES – 1 no votes – 2 abstain**

12. Approve the proposed 2020/2021 budget

a. **Carried - 27 votes YES – 0 no votes – 1 abstain**

13. Approve the proposed strata maintenance fee plan

a. **4 votes NO to increase strata maintenance fees**

i. A vote NO will keep strata maintenance fees the same as 2019/2020 (Option A; Maintenance Fees section)

b. **Carried- 23 votes YES to increase strata maintenance fees**

i. A vote yes to a \$10 per unit per month maintenance fee increase retroactive to September 1, 2020. (Option B; Maintenance Fees section)

c. **1 vote abstain**

14. Approve investigation of a non-smoking/non-vaping strata bylaw. The purpose of the vote is to approve council investigating the issue and presenting a legally binding bylaw for vote at the 2021 AGM. This is not a vote to approve or reject a non-smoking bylaw.

a. Background: An owner has requested council to investigate a non-smoking/non-vaping bylaw to prohibit vaping and/or smoking on strata common property, limited common property and within all strata lots. Smoking medical cannabis by prescription would be restricted.

b. The investigation may incur legal consultation fees.

c. More information

http://www.smokefreehousingbc.ca/strata/documents/Stratas_HowtoCreateaBylawforEXISTINGbldgs_old_Aug2013.pdf

d. **Not carried - 13 YES votes 13 NO votes 2 abstain (no majority vote to YES or NO)**

15. Approve investigation by council to secure the services of a strata management company. The purpose of the vote is to approve council investigating and presenting proposals for voting at the 2021 AGM. The proposals would include

- a. Strata maintenance fee increases
- b. Property management fee structure
- c. If an accountant would still be required
- d. How much control the strata membership/strata council would have over choice of contractors and/or contracts
- e. Terms of contract and length of contract
- f. Penalties for breaking property management contract if the strata membership is not satisfied with the relationship
- g. **Carried - 17 votes YES – 11 no votes – 0 abstain**

16. Election of the 2020/2021 strata council See Council Nominations section

- a. The 2020/2021 council will be comprised of the following 7 members

- i. Aaron Ydnberg**
- ii. Alyssa Goad**
- iii. Brent Chadwick**
- iv. James Kennedy**
- v. Keiron Gibbons**
- vi. Sharon McLeod**
- vii. Terry Callender**

17. End of online AGM.