

## Strata Plan NW 2040 2021 AGM Final Agenda and Voting Results

1. Certify proxies and issue voting cards (registration)
2. Determine that there is a quorum - **Confirmed**
3. Present proof of notice of the 2021 Annual General Meeting ("AGM") - **Confirmed**
4. Approve the Agenda for the 2021 AGM (this document) - **Approved**
5. Present proof of insurance for the strata complex (attached) - **Confirmed**
6. Introduction of the 2020-2021 Mountain Gate Strata Council:
  - President – Aaron Ydenberg
  - Vice-president – Sharon MacLeod
  - Treasurer – James Kennedy
  - Secretary – Alyssa Goad
  - Landscape Liaison – Terry Callender
  - Maintenance Liaison – Kieron Gibbons
  - Member-at-large – Brent Chadwick
7. Approve and accept 2020 AGM minutes (attached)

### **Motion carried unanimously**

8. Approve and accept October 2021 Special General Meeting (SGM) minutes (attached)

### **Motion carried unanimously**

9. Approve and adopt the 2020/2021 Financial Statements, as prepared by Marsh & Marsh, Chartered Accountants (attached)

### **Motion carried unanimously**

10. Motion to retain Marsh and Marsh for accounting services for 2021/2022, for accounting services.

### **Motion carried unanimously**

11. Motion to transfer operating surplus operating funds (\$27,468) to Contingency reserve fund

**Motion carried unanimously**

12. Approve 2021-2022 Budget
  - a. A vote NO will indicate that owners do not accept council's proposed budget
  - b. A vote YES will authorize council to proceed with the proposed budget

**Motion carried unanimously**

13. Approve budget amendment A: a 2% regular strata fee increase retroactive to Sept 1, 2021 with the retroactive amount to be withdrawn by pre-authorized debit alongside the December strata fee payment. See details in Budget amendment A, to fund additions to capital expenses/contingency reserve.
  - a. A vote NO is not in favour of the fee increase
  - b. A vote YES is in favour of approving budget amendment A, including an increase in monthly strata fees

**14 votes for, 8 against**

**Motion carries**

14. Resolution for a special levy\* of \$2800 to fund replacement of manifolds and water mains in 5 buildings.

Whereas emergency repairs are needed to replace failing water mains and manifolds throughout the complex; and whereas this project has an estimated cost of \$150,000 for 6 buildings; be it resolved that a special levy in the amount of \$100,800 will be assessed by equal shares to each strata unit for a per-unit cost of \$2800, payable according to the attached schedule, and to be withdrawn by pre-authorized debit from the account on file for each unit for the payment of regular levies.

Payment schedule:

\$700 due from each strata unit by Aug 31, 2022

\$700 due from each strata unit by Aug 31, 2023

\$700 due from each strata unit by Aug 31, 2024

\$700 due from each strata unit by Aug 31, 2025

Amendments or refunds may be issued if expenses are less, to be determined by vote at an AGM.

- a. A vote NO rejects the special levy
  - b. A vote YES approves the special levy of \$2800/strata lot
- \*Special levies require a 75% majority to be carried.

**Details of the special levy are provided in attachment E.**

**14 votes for, 8 against (= 58%)**

**Motion does not carry.**

15. Motion received from owner:

“Whereas Mountaingate Strata has an obligation to repay money to the Contingency Reserve Fund borrowed to expedite repair of water manifolds; and whereas one entire Strata building is suffering roof leakage perhaps requiring costly repair and further use of the Contingency Reserve Fund; and whereas the costs of contracting a strata management company ("smc") will put further pressure on owner finances in a very uncertain fiscal environment for Mountaingate; be it resolved that the decision to engage an smc will be tabled for one year. A Strata subcommittee consisting of two owners in favour of an smc and two owners opposed will produce a thorough and impartial report, identifying both the strengths and weaknesses of engaging an smc. These findings will be presented to owners by no later than September 1, 2022.”

- a. A vote NO is in favour of moving forward with the following agenda item (14) to hire a strata management company
- b. A vote YES is in favour of tabling the decision until the 2022 AGM, and tasking a subcommittee with presenting a report no later than September 1, 2022.

**Motion withdrawn based on discussion. Owners will proceed with vote on hiring a strata management company (Agenda item 16).**

16. Motion to contract with Assertive Northwest Property Management for Strata Management services

- a. A vote NO is against hiring a property management company, and continuing self-management of Mountain Gate NW2040 by owners.
- b. A vote YES is in favour of contracting with Assertive Northwest Property Management for strata management services, starting ASAP.

23 votes against, 1 vote for

**Motion not carried**

17. Motion on alternative budgets to fund contracting with Assertive Northwest Property Management. This item is necessary only if a YES vote is received and the previous motion (item 14) has carried.

- a. Budget Amendment B (\$32.26/month fee increase to cover increased operating expenses of Strata Management Company)
- b. Budget Amendment C (\$19.35/month fee increase, and operating budget reductions to cover increased expenses to hire a Strata Management Company)

**Motion withdrawn as unnecessary due to result of agenda item 16**

- 18. Motion to direct council to research and prepare a unbiased report on options for electric vehicle charging stations within the complex, either within carports or in common property spaces, and to propose bylaw amendments as needed for the discussion and approval at the 2022 Annual General Meeting.
  - a. A vote NO is against this motion
  - b. A vote YES is for council to prepare recommendations for bylaw amendments ahead of the 2022 AGM.

17 for, 3 against, 4 abstain

**Motion carried**

- 19. Motion to Elect the 2021-2022 Strata Council

Aaron Ydenberg - President

Alyssa Goad - Secretary

Terry Callender – Landscape Liaison

Kieron Gibbons – Maintenance Liaison

James Kennedy - Treasurer

Zoe Martinig – Member-at-large

**Motion carried unanimously**

- 20. Motion for council to treat themselves to a dinner as a thank you for volunteer time.

**Motion carried unanimously**

- 21. Adjourn Meeting