

Pacific Village 1 Owner's Society

Annual General Meeting Minutes, February 11, 2008

Present: 01 - Jadwiga Murray
03 - Esther Lewis
18 - Miriam Brown
19 - D Milligan
21 - Tami Dube
22 - Tracy Fleming (Dempsey)
26 - Eunice Montenegro
35 - Angela Lavergne
38 - Carol MacDougall
41 - Bill McClusky
45 - Johanna Baars
69 - Douglas Black/Laura McIntyre

Proxies: 8 - William Campbell
15 - Rebecca Warren
40 - Wendy Ackinlose
54 - Margaret Jackson

Also Present: Dale Harder of Diversified Properties Ltd

The meeting was called to order at 7:03 p.m.

Agenda:

1) **Roll Call & Proxy Verification**

This was done via a sign-in sheet

2) **Manager Report:**

Several repairs and maintenance items were initiated and/or completed during 2007. They are as follows:

- Ongoing general maintenance by Bill McClusky unit 41 (maintenance man) including fence repair, gutter repair and cleaning, patio fence repair and replacement and daily cleanup.
- A main waterline between units 20 & 22 cracked with an estimated cost of \$3000.00. The hole in the ground will be filled and the sidewalk repaired when the weather improves.
- Three surveys were sent out to owners throughout the year regarding the use of the Recreation Centre. The response from these surveys indicated that the majority of owners at that time did not want to spend the extra funds necessary to operate the Centre in any of the capacities presented.
- In the next few years a new roof will be needed at an estimated cost of \$150 000. At present the roof is being maintained with only minor problems arising. The contingency fund can be used to absorb some of the expense of a new roof.

Questions: Opened to the floor

- Unit 45 – Asked about the gutter clean up as some may not have been done. Bill (maintenance person) explained that all had been completed, but units by trees can plug up more quickly. Steps have been taken to prevent this.
- Unit 45 – Asked about lawn sprinkler maintenance. Dale said that during the spring start up all sprinklers were to be tested and repaired by Victoria Sprinklers. However because he is not satisfied with their work, he will be changing companies in the spring.

- Concerns such as fertilizing and maintenance of flowerbeds under kitchen windows were expressed regarding the work of the gardeners. Dale explained that he has addressed these concerns with Highland Landscaping prior to signing a new contract. He has also included in new the contract a 30 days termination clause.
- It was stated that there are still surface drainage issues by unit 31. – Dale explained that when Roto Rooter cleaned the drains, they discovered that not all of the drains could be properly cleaned due to blockage. This area may be one of them and he will look into it.
- Unit 45 – Commented that she is disappointed as she still low has water pressure issues. Dale will look into getting it checked as soon as possible.
- A number of residents commented that the maintenance man is doing a great job in maintaining the property
- A number of residents shared their disappointment on the Recreation Centre not being used. After much discussion, it was determined that Dale would look into the possibility having a developer convert the unused portion into a residential unit. The unit could then be sold with the profit being deposited into the contingency fund.

3. 2008 Proposed Budget

There was a brief discussion regarding the 2008 proposed Budget.

Motion: By Angie Lavergne to put \$15, 000.00 from the surplus into the contingency fund for future use.

Seconded: Carol MacDougall. **All in favor**

Motion: By Johanna Baars to accept the 2008 budget as presented

Seconded: Tami Dube. **All in favor**

4. Other Issues:

- Angie Lavergne asked if Pacific Village 1 is on the list for the annual Songhees clean up. If so, this might help to minimize some of the junk being thrown into the garbage bins. Dale will look into this. If plausible a posting will be in the March Newsletter.
- A number of residents brought forward concerns about the gate that separates Pacific Village I and Pacific Village II. After discussion it was agreed that the lock should be changed. The new key would require a \$50 deposit and any resident in Pacific Village 1 or 11 would be required to sign a contract stipulating that they enter at their own risk, children under the age of 16 must be accompanied by an adult and that in order to have the deposit refunded, the key must be returned.
- There was a discussion about debris being thrown over the fence along Admirals Road. The existing fence is in poor shape and should be replaced soon. Dale will look into height restrictions and get an estimated cost of replacement. As well, the lighting by the Craigflower Road gate is not optimal and some residents feel unsafe when using the gate at night. Dale said he will examine the possibility of increasing visibility in this area.
- Lighting by unit 35 is also an issue. Dale will look into the costs of putting extra lighting there as well

5. Elections of 2008 Council

The Directors for 2008 are, by acclimation:

Tami Dube – President

Miriam Brown – Vice President

Tracy Fleming – Secretary

Carol McDougall – Treasurer

Esther Lewis – Member at Large

6. Adjournment:

Motion: Esther Lewis – to adjourn meeting. Seconded by Eunice Montenegro. Meeting adjourned at 8:25pm