

Pacific Village 1 Owner's Society

Annual General Meeting Minutes February 23, 2009

Present:	01	Jadwiga Murray	27	Greg Archibald
	02	Dean Picton	28	Kevin Kurbatoff
	03	Esther Lewis	30	Mary Lynn Bolongiata
	05	Barbara Mohr	34	Lee Richardson
	06	Ted Sanderson/Josanne Atley	35	Angie Lavergne
	07	Peter Greene/P Edwards	40	Wendy Ackinclose
	10	Doreen Jackman	41	Bill McClusky
	14	Elizabeth Device	42	Patricia Janischewski
	16	Susan Rombout	43	Robin Deans
	18	Miriam Brown	49	Marc Andre Kenny
	19	Yvonne Milligan	62	Nelson & Maria Franco
	21	Tami Dube	69	Douglas Black
	22	Tracy Fleming	70	Jennifer Mackie
	23	Nicole Brown		
Proxies:	26	A Neto/E Montenegro	36	Corrie Yelland
	33	Fiona Lyon	37	Roy & Cheryl Styffe
	64	Fran Chapman	66	Debora Barnett
	68	Norma Simons		

Also Present: Dale Harder of Diversified Properties Ltd

The meeting was called to order at 7:07 p.m.

Agenda:

1) Roll Call & Proxy Verification

This was done via a sign-in sheet

2) Manager Report:

Numerous repairs and maintenance items were initiated and/or completed during 2008 and Council was able to stay within the budget. Some of these repairs are as follows:

- Ongoing general maintenance from Bill McClusky #41. Thank-you to Bill for all of his hard work and for doing the jobs well and at a reasonable cost.
- The fences along Admirals and Craigflower Road required regular maintenance. This continues to be ongoing along Craigflower Road but a new chain link fence replaced the old fence along Admirals Road.
- The main water line between units 20 and 22 has been repaired. In the spring the area will be seeded with grass.
- Minor repairs were done to some of the sidewalks but more work to be done in the spring
- Upon request and as needed, patio fences have been replaced with lattice top panels. In some cases only lattice has been installed. The painting of exterior front doors will be ongoing.

Annual General Meeting Minutes February 23, 2009 cont'd

- In order to extend the life of the roofs ongoing maintenance is being done.
- Several trees were removed due to sidewalk being damaged from root growth while one was deemed unsafe.
- The lawn sprinklers were repaired with better coverage. More work is needed in the spring

Questions: Opened to the floor

- Requests were made regarding the pruning or trimming of various shrubs.
- Dale suggested that if residents have any concerns or improvement requests to call or leave a written request in the mailbox at the Recreation Centre.
- Comments were made that the gardeners are doing a better job. It was explained that Council has been taking a more active role in working with the gardeners to ensure that they are fulfilling their contract.

3. 2009 proposed Budget

- A revised 2009 proposed Budget was presented. The following discussion ensued:
- Due to an appraisal for insurance purposes, the amount of the insurance costs, while higher than 2008, was considerably lower than what the insurance company demanded.
- The land lease increase was discussed. There were basically two options:
 - 1) To refuse to pay the increase and go to Supreme Court or,
 - 2) To accept the land lease increase.

It was explained that the lawyer for Pacific Village 1 met with Council and stated that because there is no "time is of the essence" clause in the lease, the court may not consider the lateness of the rent increase to be extreme and therefore would rule against Pacific Village 1. In addition, it would be very expensive to proceed with court action. After further discussion it was determined that the increase be accepted. The lawyer was instructed by Council initiate negotiations with the Department of Indian Affairs regarding the retroactive pay that will be due March of 2006. It was also determined that a petition be distributed to all owners for signature stating that the new rate and the retroactive amount would prove to be a hardship on them.

- The condition of the roofs was discussed further. It was stated that a new roof at today's rate would cost approximately \$230,000.00. However with regular maintenance it is hoped that the roof can last another five to ten years. Due to this large expense, it was determined to cut back on other expenses and to allocate these funds into the contingency fund to go toward roof replacement.
- The possibility of turning part of the Recreation Centre into a residence for sale was discussed. Kevin Kurbatoff said that he would discuss this matter with the company he works with to see if they had any interest in presenting a proposal.
- In order to cut costs it was determined that garden waste from any gardens other than that of common property must be removed by the residents that are caring for the gardens.
- Dale stated that in light of the other increases to the budget, Diversified Properties would continue to provide management services at the 2008 rate.

Annual General Meeting Minutes February 23, 2009 cont'd

Motion: Ted Sanderson – to accept the 2009 budget with the condition that some numbers be reworked in order to allocate these funds into the contingency fund.

Seconded: Bill McClusky

All in favor

4. Election of 2009 Council

By acclamation the following Directors for 2009 are:

Angie Lavergne: President

Ted Sanderson: Vice President

Wendy Ackinclose: Secretary

Jennifer Mackie: Treasurer

Tracy Fleming: Member at Large

5. Other Issues:

- Peter Edwards of #7 mentioned some concerns regarding the lighting of certain areas of the parking lot as a number of vehicles have been broken into lately. Dale and Bill will walk around to see if there are any ways that this can be improved. It was suggested that some large shrubs be cut down or removed and improved lighting be installed. A reminder was given to everyone to make sure that no valuables are left in vehicles and that the doors are locked not only to the vehicles but residences as well.

6. Adjournment:

Motion: Doreen Jackman – to adjourn the meeting.

Seconded: Esther Lewis

Meeting Adjourned at 9:10