

MINUTES OF THE ANNUAL GENERAL MEETING OF CONDOMINIUM CORPORATION NO 9710795

CHAIR

President Terry Chelich presiding took the chair.

CALL TO ORDER

Terry Chelich called the meeting order at 6:22 PM MST.

CALLING OF ROLL AND CERTIFYING PROXIES

The Chairman reported that a quorum of persons entitled to vote at the Meeting present by virtue that: 14 Units were represented by the personal appearance thereof 2 Units were represented by proxy. A total of 16 units were represented. Quorum is 6 Units.

NOTICE OF MEETING

The Chairman redistributed and read the Notice of the Annual General Meeting (AGM), including the postponement dates, which she advised, had been both emailed and post mailed to each Unit Owner in compliance with the requirement of and the time as specified in the By-Laws of the Corporation.

<i>Announcement Date</i>	<i>Meeting Date</i>	<i>Comment</i>
<i>June 4, 2020</i>	July 8, 2020	Postponed due to weather
<i>July 16, 2020</i>	July 29, 2020	Successful

Take Notice That The AGM of Condominium Corporation 9710795

Setting:

21 Signal Hill Lane SW
Calgary, Alberta
DATE: Wednesday, July 29, 2020
TIME: 6:00 PM Registration
6:15 PM Meeting Commences

The Chairman referred to the Agenda following the Notice and indicated that the Meeting commences.

Ruth Holland-Richardson moved that the new Agenda be used, and the Meeting commence: for this Meeting. It was seconded by Reesa Girvitz and passed by the majority vote.

READING AND DISPOSAL OF MINUTES OF THE LAST AGM

Robin Sutton moved that the minutes of the last AGM be adopted as distributed. It was seconded by Marianna Slatkovsky and passed by the majority vote.

REPORT OF OFFICERS AND COMMITTEES

Terry Chelich referred to the President's Message and opened the floor for discussion. No concerns raised for discussion.

FINANCIAL REPORT & RESERVE FUND

Terry spoke to the nature of reserves reporting commitment levels and standard operating procedures with a focus on:

- New information that has been added to the reserves report.
- Identified the implementation of the new financial summary spreadsheet produced monthly by Cathy Burgher as Treasurer as a valuable resource for managing the project.
- Work performed on Unit A and C downspouts was identified as the most significant capital commitment of the year.
- Provided a status of the community mailbox and anticipated scheduled replacement.
- Provided an update on all relevant insurance matters: a) the current outstanding claim post-December 2019 flood event with the City of Calgary, b) renegotiation and transition to a different insurance company, c) provided insight in the new cost drivers associated with the unregulated nature of the insurance in Alberta.

APPOINTMENT OF AUDITORS

Linda Storm moved that the appointment of auditors be postponed and managed by the new upcoming board. It was seconded by Ken Dewyn and passed by the majority vote.

ELECTION OF BOARD OF DIRECTORS

The current board of directors resigned and opened the floor for nominations.

<i>Nominee</i>	<i>Motioned By</i>	<i>Seconded By</i>
<i>Terry Chelich</i>	Linda Storm	Ruth Holland-Richardson
<i>Linda Storm</i>	Pal Aggarwal	Ulrich Haasdyk
<i>Cathy Burgher</i>	Ruth Holland-Richardson	Marianna Slatkovsky
<i>Robin Sutton</i>	Terry Chelich	Patty Robertson

Ruth Holland-Richardson moved that nominations cease and that due to the time shift imposed by the pandemic that the term of the new board be extended to Oct 31, 2021, and that the following nominees be accepted. It was seconded by Ulrich Haasdyk and passed by the majority vote.

UNFINISHED BUSINESS

Terry Chelich reported the following unfinished business:

Light Posts

Costs to be collected from Hydra for one of the two light posts replaced. Hydra admitted to damaging at least one light post.

Rusty Garage Door Panels

Garage door panel replacements are scheduled for the end of the year. This is warranty work.

Negotiations December City of Calgary Flood Event

Negotiations for the City of Calgary December 2019 flood event continues. The issues in negotiation are SW corner landscaping, mould inside the utility building inner room, potential damage due to wash-out to the earth foundation supporting the surface.

Accountability Issues: Insurance v. Capital Budget v. Operating Budget

The board will continue to balance costs allocated for repair work between capital and operating budgets as required by the Alberta Condo Act and best practices for reserves management.

NEW BUSINESS/QUESTION PERIOD

Dryer Vents

Terry Chelich explained that cleaning of dryer vents is the responsibility of the owner. Dirty dryer vents are potentially a fire risk. To reduce the risk to the property, the board can undertake this work on behalf of the owners with the permission of the owners.

In response, Cathy Burger moved that the board schedule another dryer vent cleaning project in the year 2023 on behalf of all owners. It was seconded by Reesa Girvitz and passed by the majority vote.

Swamp Work

Terry Chelich raised the issue of the "Swamps." The swamps are defined as the deep wet spots located behind both the A and C units. It was explained that this type of landscaping work is not an item that qualifies for either capital reserves or operating costs and must be funded by the owners as either individual assessment or loan. Costs provided by professional landscapers were between \$11,000 and \$20,000 with no guarantee.

Terry Chelich suggested that a vote to either a) commence with the work or b) ignore the wet spots. With the understanding that based on this vote, there will be no more mention or expectations of fixing or addressing the wet spots.

In response, Robin Sutton moved that this landscaping work be ignored. It was seconded by Pal Aggarwal and passed by the majority vote. The majority was 10, 4 abstained, and 0 descents.

Business Case for Water Zone Shut-ins Between Units

Terry presented a proposal made by Linda Storm where by capping sprinklers between unit, replacing with alternative landscaping material with stepping stones could potentially save money on landscaping costs.

Ruth Holland-Richardson moved that Linda Storm create a business case for the board and owners to evaluate and bring back for discussion in the fall. It was seconded by Cathy Burgher and passed by the majority vote.

ADJOURNMENT

Ruth Holland-Richardson moved that the Meeting be adjourned. All passed.

The Meeting was adjourned at 7:54 PM MST.