



**SHV Board of Directors Meeting Minutes**  
**February 18, 2025**  
**16 Signal Hill Lane, 7:30 pm – 8:30 pm**

**Call to Order**

Meeting was called to order at 7:30 pm.

**Attendance & Quorum**

All board members were present, and a quorum was declared.

**Approval of the Agenda/Any Additional Items**

Agenda approved with the addition of item 8.2 – Terry to have lawyer incorporate new bylaws.

**Approval of Minutes September 18, 2024**

Moved by James, seconded by Ruth to accept minutes of the September 18, 2024, meeting. Passed. Ruth to upload to website.

**Update on Finance**

Currently there is \$51,960.61 in the operating account and \$167,094.72 in the reserve fund with \$100,000 of that being held in GICS.

**Acceptance of Electronic Votes:**

- 6.1 Moved to repair 4 eavestroughs/gutters on 4 units and repair roof on Unit 2850. Sept 19, 2024
- 6.2 Moved to pay \$23.09 for web site domain. Sept 25, 2024
- 6.3 Moved to accept budget and distribute to owners. Sept 28, 2024
- 6.4 Moved to invest \$100,000 from Reserve Fund into GIC's. Oct 10, 2024
- 6.5 Moved to accept new pet and parking policy and distribute to owners. Oct 14, 2024
- 6.6 Moved to pay invoice for \$1,660 from Mountain View for exterior painting. Oct 21, 2024
- 6.7 Moved to pay invoice of \$26,846.40 to repair C decks. Oct 23, 2024.
- 6.8 Moved to pay Chinook Exterior \$11,308.50 for 4 exterior downspouts. November 12, 2024.
- 6.9 Moved to pay \$9,958.58 for roof inspection and repair. Nov 13, 2024.
- 6.10 Moved to pay \$201.47 for website. Nov 18, 2024.
- 6.11 Moved to pay \$1,902.11 for audit. Dec 19, 2024.

Moved by James, seconded by Ruth to accept electronic votes as listed.

**Old Business**

There was no old business at this time.

**New Business**

- 8.1 Owner in arrears in paying condo fees. The board discussed the situation of the outstanding arrears and what action needed to be taken. Terry did consult our lawyers and was given direction on how to proceed. It was moved that this issue be turned over to the lawyer to action per the details provided to Terry.
- 8.2 Terry to have lawyer incorporate updated bylaws.  
This item was discussed at the AGM held February 27, 2024, and in particular relates to AirBNB or equivalent not being allowed and that secondary suites were not to be allowed. Moved by Terry, seconded by James that Terry provides this to the lawyer to incorporate into the SHV current Bylaws.

**Adjournment**

There being no other business, the meeting was adjourned at 8:05 pm.