

**Willow Court Green**  
**AGM Meeting Minutes**  
Wednesday, May 31, 2023

Meeting called to order at 7:03 pm

**1. Roll Call & Proxy Certification**

- 18 in attendance, 10 via Zoom, 2 proxies. Quorum met.

**2. Proof of Notice of Meeting**

- Motion to waive - 501
- Second -705

**3. Meeting minutes**

- a. Motion to waive – 101
- b. Second -705

**4. Approval of AGM Minutes**

- a. Motion to waive - 501
- b. Second -705

**5. Reports of officers**

- a. President's Report
  - i. Retaining wall completed and Waiting on final building permit and a holdback in place.
  - ii. Lilacs and caragana cut down and will be replaced
  - iii. New trees & Concrete going in this week
  - iv. Lamp post that was damaged will be replaced in the coming weeks

**6. Appointment of Auditor**

- a. Motion – 101
- b. Second -705

**7. Resignation of Board members**

- No resignations

**8. Motion confirming number of Board members**

- a. Motion - 501
- b. Second - 1101

**9. Election of Board Members**

- a. 1506
- b. 1514

**10. Unfinished Business**

- **-1306** – Wondering when the cladding will be completed on remaining units. Quote coming tomorrow for pricing on completing each block.

- – **1505** – What is happening with the rotting sheds. One of the sheds is being looked at right being corrected now and the most economical. Connected sheds that are pulling away will be 1505 deck will be looked at by urbantec with sinking from retaining wall
- – **505** – Requires sidewalk pouring. Pouring is completed this week. Board will be put in place in the mean time. Damaged concrete will be
- – **101** – Will there be plants added to the trees on 100 block? Yes there will be shrubs and perennials planted.
- – **101** - Will landscapers cut the fenced yards – no it's owners responsibility
- **1501** – Will there be another clean up of the yard. The sweeper spilled oil over the parking lot and will clean the parking lot and paint new lines free of charge.
- – Wondering why we are changings landscapers – Issues with mowing over hydra seed, oil spill and overage charges for the winter services that the board didn't agree with. We will be switching to Rim Rock which completes the landscaping service with the neighbouring condo complex.
- – 705 – Could the handyman do the watering around the complex. The board would rather have owner volunteers complete the task as the handyman cost would not be economical.
- – 1306 – volunteered to assist with the watering around the complex
- – Looking for help with the community garden at the main entrance between the 1300 and 1200 block and the gardening along Bonaventure Drive.
- – **101** - The parking stall signs are rotting and falling apart, could they be replaced. Will add this to the list of improvements and what we can do.

## **11. New Business**

### **a. Landscape Improvements**

- i. Looking to improve the signs for curb appeal

### **b. Chimney Inspections**

- i. We had a couple fires in the complex. It may become a point where the fireplaces will be decommissioned or require annual inspections. All owners with fireplaces to be very cognizant of their fires and making sure that they are completely out.

Meeting Adjourned at 7:47 pm