

Date: March 22, 2016

MEMO TO: Owners  
Strata Plan S0013626

FROM: Alex Korecki, Strata Agent

RE: ANNUAL GENERAL MEETING MINUTES

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Please find attached the Annual General Meeting minutes held on March 15, 2016. Please read and retain them for future reference.

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**S0013626 - GTVCCA**  
**Approved Budget**  
**2016**

		2015	2015	2016
		BUDGETED	ACTUAL	APPROVED
<b>REVENUE</b>				
6710	Strata Assessment	164,016.00	164,820.00	164,820.00
6715	Singel Family Assessment	3,600.00	366.00	1,500.00
6720	Miscellaneous Revenue	4,800.00	47,837.31	10,000.00
6750	Loung Room Rental	8,644.00	4,120.00	4,000.00
6760	Interest	900.00	936.44	940.00
6775	Key Fobs	-	200.00	200.00
6890	Surplus Carry Forward	5,000.00	5,000.00	29,140.00
	<b>TOTAL REVENUE</b>	<b>186,960.00</b>	<b>223,279.75</b>	<b>210,600.00</b>
<b>GENERAL EXPENSES</b>				
7050	Management Fees	21,160.00	18,612.48	18,000.00
7100	Insurance	8,000.00	7,263.36	8,000.00
7400	Admin Fees	2,450.00	3,149.94	3,200.00
7405	Miscellaneous	1,250.00	695.36	-
	<b>TOTAL GENERAL EXPENSES</b>	<b>32,860.00</b>	<b>29,721.14</b>	<b>29,200.00</b>
<b>PAYROLL EXPENSES</b>				
7710	Employee Salaries	53,500.00	53,265.20	-
7775	Programs Salaries	4,500.00	2,250.00	-
7790	WCB	1,000.00	358.67	-
	<b>TOTAL PAYROLL EXPENSES</b>	<b>59,000.00</b>	<b>55,873.87</b>	<b>-</b>
<b>RECREATION FACILITY</b>				
7810	Pool Maintenance	3,500.00	12,581.89	12,500.00
7815	Pool Chemicals	4,350.00	3,368.96	4,500.00
7820	Pool Supplies	2,000.00	303.24	-
7825	Pool Permits	350.00	250.00	-
	<b>TOTAL RECREATION FACILITY</b>	<b>10,200.00</b>	<b>16,504.09</b>	<b>17,000.00</b>
<b>BUILDING &amp; GROUND EXPENSES</b>				
8050	Property Tax	1,500.00	-	-
8010	Gas	22,000.00	9,983.65	22,000.00
8020	Electricity	10,000.00	9,524.66	10,000.00
8030	Water / Sewer	4,500.00	2,993.48	3,500.00
8100	Landscaping	5,000.00	2,938.75	6,000.00
8135	Fire Protection	1,000.00	390.32	1,000.00
8180	Caretaker	-	-	60,000.00
8185	Security	500.00	-	-
8230	Pest Control	1,500.00	1,030.75	1,500.00
8240	Repairs & Maintenance	22,000.00	38,756.99	40,000.00
8241	Repairs Electrical	2,500.00	-	-
8242	Repairs Interior	2,500.00	-	-
8255	Mechanical R & M	5,000.00	4,656.32	12,300.00
8260	Snow Removal	1,800.00	446.25	2,500.00
8405	Supplies	3,000.00	2,961.03	3,000.00
8460	Telephone	2,100.00	687.95	2,600.00
8989	Contingency Reserve Fund	-	-	-
	<b>TOTAL BUILDING &amp; GROUND EXPENSES</b>	<b>84,900.00</b>	<b>74,370.15</b>	<b>164,400.00</b>
	<b>TOTAL EXPENSES</b>	<b>186,960.00</b>	<b>176,469.25</b>	<b>210,600.00</b>
	<b>SURPLUS / (DEFICIT)</b>	<b>-</b>	<b>46,810.50</b>	<b>-</b>

**MINUTES OF ANNUAL GENERAL MEETING  
STRATA PLAN S0013626  
Green Tree Village**

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**HELD:** On Tuesday, March 15, 2016 at 7:00 p.m. at 4295 Garden Grove Dr, Burnaby B.C. V5G 4G8

**PRESENT:** 90 owners in person or proxy, as per the registration sheet.

**STRATA AGENT:** Alex Korecki, Korecki Real Estate Services Inc.  
Nico Barbu, Korecki Real Estate Services Inc.

**QUORUM REPORT**

There being a quorum present, the meeting was called to order at 7:10 p.m. Introductions were made and the meeting commenced.

**ELECTION OF CHAIR**

It was **MOVED/SECONDED** and **CARRIED** to elect Alex Korecki, the Strata Agent, as the chair for the meeting.

**PROOF OF NOTICE**

It was **MOVED/SECONDED** and **CARRIED** to accept the notice dated February 23, 2016 as proper Notice of Meeting.

**APPROVAL OF AGENDA**

It was **MOVED/SECONDED** and **CARRIED** to accept the agenda distributed with the Notice of Meeting.

**MINUTES**

It was **MOVED/SECONDED** and **CARRIED** to adopt the minutes of the November 19, 2014 Annual General Meeting. There was no business arising.

**INSURANCE REPORT**

The insurance policy for S0013626, as attached to the AGM notice, was reviewed by the owners and approved.

**2016 PROPOSED OPERATING BUDGET**

Strata Agent, Alex Korecki reviewed the proposed operating budget for the 2016 fiscal period. It was noted that the budget did not call for an increase in fees. Following discussion, a vote was then taken and the budget **CARRIED** unanimously in the amount of \$210,600.00 (90 in favor, 0 opposed, 0 abstain).

**¾ VOTE RESOLUTION #01 – HVAC Replacement Fund**

**WHEREAS** *The Owners, Society Plan S0013626 have an accumulated Operating Fund surplus of \$108,385.31;*

**AND WHEREAS** *The Owners, wish to establish an HVAC Replacement Fund;*

**BE IT RESOLVED** *by a ¾ vote resolution of The Owners, Society Plan S0013626 that \$80,000.00 of the accumulated Operating Fund surplus be transferred to the Contingency Reserve Fund;*

**AND** that the transferred \$80,000.00 be used for the purpose of establishing a dedicated HVAC Replacement Fund.

It was **MOVED/SECONDED** to place  $\frac{3}{4}$  vote resolution #01 on the floor for discussion. Following discussion a vote was taken and  $\frac{3}{4}$  vote resolution #01 **CARRIED** unanimously (90 in-favor, 0 opposed, 0 abstained)

### **$\frac{3}{4}$ VOTE RESOLUTION #02 – Pool Deck Replacement Fund**

**WHEREAS** The Owners, Society Plan S0013626 have an accumulated Operating Fund surplus of \$108,385.31;

**AND WHEREAS** The Owners, wish to establish a Pool Deck Replacement Fund;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of The Owners, Society Plan S0013626 that \$10,000.00 of the accumulated Operating Fund surplus be transferred to the Contingency Reserve Fund.

**AND** that the transferred \$10,000.00 be used for the purpose of establishing a dedicated Pool Deck Replacement Fund.

It was **MOVED/SECONDED** to place  $\frac{3}{4}$  vote resolution #2 on the floor for discussion. Following discussion a vote was taken and  $\frac{3}{4}$  vote resolution #02 **CARRIED** unanimously (90 in-favor, 0 opposed, 0 abstained)

### **NEW BUSINESS**

1. Single House Membership: The Board was asked to discuss the possibility of advertise to the single house members, as they might not be aware that they are eligible to join the center.
2. Hall Rental: The Board was asked to discuss the possibility of renting the recreational hall to non-members.
3. Counter Height: The owners discuss the possibility of reducing the front counter height. A straw vote was held, the results of which were inconclusive. The Board agreed to discuss the matter at the following meeting.
4. Change Rooms Tiles: It was brought to the Board's attention that there are multiple loose tiles in the changing rooms. The Agent noted that this work is currently in process.
5. Staff Appreciation: The owners expressed their appreciation, with a loud round applause.
6. Minute Distribution: The Board was asked to discuss the possibility of making the meeting minutes more accessible to all owners.
7. Child Cribs: The Board was asked to discuss the possibility of purchasing cribs for the changing rooms.

### **APPOINTMENT OF BOARD MEMBERS**

The following Board Members have been appointed by their respective strata corporations for the 2016 fiscal period.

NW194	Jo Ann Gillies	NW310	Carol Merrett-Hiley	NW603	Don March
NW194 (Alt.)	Marc Couture	NW310 (Alt.)	Not Appointed	NW603 (Alt.)	Brenda MacArthur
NW208	Ken Grimstead	NW440	Odete Passingham		
NW208 (Alt.)	Jim Armstrong	NW440 (Alt.)	Not Appointed		

## **Termination**

There being no further business, the Annual General Meeting was terminated at 7:55 p.m. The next Board meetings have been scheduled as follows Wednesday, May 18 at 6:30pm, Wednesday, September 14 at 6:30pm, and Wednesday, November 9 at 6:30pm.



**Alex Korecki, Dip ULE**  
Strata Agent

### **Korecki Real Estate Services Inc.**

"Service Without Compromise"

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