

**ANNUAL GENERAL MEETING MINUTES
CONDOMINIUM CORPORATION NO. 9811079
CHAPARRAL ESTATES
April 20, 2011 at 7:13 p.m.**

CALL TO ORDER:

The Chairman of the Board of Directors, Joanne Serjeant (33), called the meeting to order at 7:13 p.m. and welcomed all the owners and thanked them for coming.

Tia Melnechenko (67) was appointed to act as recording secretary for the meeting.

The Chairman introduced the members of the Board of Directors: Wanda Olson (21), Brent McIver (36), Jim Carroll (35), Tia Melnechenko (67), and passed along regrets for Lorna Romaniuk (84). Also present was Andrew Fulcher representing Prairie Management & Realty ("Prairie").

PROOF OF NOTICE:

A motion was made by Rick Quast (91) and seconded by Jim Carroll (35) to accept the notice of the Annual General Meeting which had been mailed to all owners and to the registered mortgagee who had given notice of their interest to the Corporation, in compliance with the time requirements specified in the Bylaws of the Corporation.

ESTABLISHMENT OF QUORUM:

Tia Melnechenko (67) advised that there was a quorum of persons entitled to vote at this meeting by virtue of the fact that 16 unit owners were personally present and 3 owners represented by proxy. Thereby the meeting was declared duly constituted to conduct business.

MINUTES OF LAST GENERAL MEETING:

The minutes of the March 3, 2010 meeting were distributed with the Notice of Meeting. The minutes were approved on a motion by Linda Badgley (37) and seconded by Jim Carroll (35). Motion carried.

FINANCIAL REPORT:

Farhan Hassan from the office of Shahid Naqi, auditor for the Corporation, reviewed the financial report for the fiscal year ending October 31, 2010. The report was accepted on a motion by Jim Carroll (35) and seconded by Rick Quast (91). Motion carried.

- Lorraine Irvine (57) asked whether the Reserve Fund was on target as per the Reserve Fund Study (the "Study"). Wanda Olson (21) confirmed that the Reserve Fund is on target as per the Study.

APPOINTMENT OF THE AUDITOR:

A motion was made by Joanne Serjeant (33) and seconded by Wanda Olson (21) that Shahid Naqi is re-appointed as the auditor for the ensuing year and remuneration is left to the discretion of the Board of Directors. Motion carried.

ELECTION OF THE BOARD OF DIRECTORS:

The Chairman advised that it is now in order to proceed with the election of the Board of Directors. Under the provisions of the Bylaws the number of the members of the Board of Directors must not be less than 3 or more than 7 owners.

The current Board resigns. Joanne Serjeant (33), Wanda Olson (21), Jim Carroll (35), Brent McIver (36), and Tia Melnechenko (67) have agreed to stand for re-election. The Chairman opened the floor for nominations. Nominations made were Gail Strohschein (76) and Tricia Bauer (25).

The Board of Directors elected is as follows:

- Joanne Serjeant Unit 33
- Wanda Olson Unit 21
- Jim Carroll Unit 35
- Brent McIver Unit 36
- Gail Strohschein Unit 76
- Tricia Bauer Unit 25
- Tia Melnechenko Unit 67

UNFINISHED/NEW BUSINESS:

Completed projects: Joanne Serjeant (33) confirmed the following projects that were completed during the 2010/2011 fiscal year:

- New Unit Numbers
 - All units received new black unit numbers on a white plastic baseboard to replace the old brass numbers. These new unit numbers coordinate with the new black exterior lights.
- Lattice Work around Garbage A
 - Lattice was installed around Garbage A to deter individuals from throwing garbage over the wall.
- Visitor Parking Line Painting
 - Visitor parking lines received a refresher.
- Ladybug Release
 - The ladybugs were released to help combat the aphids.
- Concrete steps and approached recovering
 - A number of spalling stairs received a treatment to help preserve the integrity of the stair case.
- Roof repairs
 - Roof repairs were conducted to lengthen the life of the roof.
- New fence
 - The old rotting wood fence was replaced with a vinyl no maintenance fence.
- Builder installed sump pump maintenance
 - The sump pumps that were installed by the builder and never maintained were serviced at the cost of the Corporation. All owners were notified that future servicing is at the expense of the owner and no longer the responsibility of the Corporation.

Deferred projects: Joanne Serjeant (33) also reviewed the projects that were deferred during the 2010/2011 fiscal year and will be reviewed again during the 2011/2012 fiscal year:

- Roadway/Driveway asphalt repairs
- West stucco wall
- Garage trim repainting
- Chaparral Estates sign
 - Rick Quast (91) suggested that perhaps the money spent for a new sign would be better left in the bank. After confirming that the Board is committed to spending the least amount of money it was decided that the new sign project would continue.

Cancelled projects: Joanne Serjeant (33) confirmed the following project that was cancelled during the 2010/2011 fiscal year:

- “No Parking” signage on roadway
 - After discussions with our Insurance Carrier it has been determined that additional roadway signage was not warranted.

Garbage Enclosures: It was suggested that the garbage enclosures be inspected for possible repainting during the 2011 Walk About.

Snow Removal: No owner present was happy with the snow removal that took place over the winter months. There were complaints of the “snow blowers” blowing the snow to the unit doors and not away from the doors; the “roughness” that caused damage to pathway lights and grass and the promptness of the snow removal crew. The Board will pass along these comments to the snow removal company, Explosive Landscaping (“Explosive”), and work with Explosive to improve the service.

Parking: There was a complaint of a vehicle parking in visitor parking for a lengthy period of time. The Board will investigate.

It was also discussed regarding the parking policy of no owner parking in visitor parking, all long term visitor parking (more than 3 nights) be registered via the website/email, and any visitor consistently parked in visitor parking for more than 3 nights per week will be treated as an owner. Rick Quast (91) made a motion to continue this policy. Joanne Serjeant (33) seconded. Motion carried.

Website: It was discussed whether the website added value to the community and whether it should be continued. As there were no volunteers to maintain the website the community was asked whether a charge of \$100/month was something they felt should continue. Rick Quast (91) made a motion to continue the website. Joanne Serjeant (33) seconded. All approved with the exception of Wanda Olson (21) and Wayne Strohschein (76) and Lorna Romaniuk (84) by proxy by Wanda Olson (21) which opposed. Motion carried.

Fining: It was discussed whether the Board should fine owners for Bylaw infractions. It was decided that Prairie will provide the Board with a template outlining a fine structure that the Board is free to customize.

Street Parking: It was suggested that a posting be put on the website to ask residents not to park their vehicles within 2 parking stalls of the mailbox. This is to provide parking for those checking the mailboxes.

Next Board meeting: The Chairman asked the Board members to stay to determine the time and place for the next Board of Directors meeting.

ADJOURNMENT:

The meeting was adjourned at 8:35 p.m. on a motion by Wanda Olson (21) and seconded by Joanne Serjeant (33). Motion carried.