

HOLMES CREEK ESTATE
The Owners, Strata Plan VIS 1969

Annual General Meeting
February 29, 2024
page 1/2

Prior to the start of the meeting:

Proxies were certified: A quorum was confirmed to be present and proof of notice of meeting was presented.

In Attendance:

Owners attended in person – 20

Owners casting proxy votes – 6

Call to Order: 7:05 pm

Approval of Agenda:

Moved – Nora Dowsett Seconded – Grant Wiley Carried

Approval of the minutes for the January 27, 2024 Special General Meeting:

Moved – Shirley McCormick Seconded – Nora Dowsett Carried

Unfinished Business-

- a) Registration of Age and Rental bylaws and Amendment of Bylaws, registered August 28, 2020 with BC Land Titles Office as CA8373591
 - Resolutions 1 and 2
 - Moved – Gary Grant Seconded – Irene Palmer
 - Carried – 14 present and 6 proxy in favour
- b) Review and revision of existing and proposed bylaws.
 - Resolution 3
 - Moved – Gary Grant Seconded – Ross Hamilton
 - Discussion: Nora Dowsett – the numbering of the bylaw should be 3.4 not 3.2
 - Carried – 14 present and 5 proxy in favour / 1 abstained
- c) Owners request Strata Council review and update the current bylaws registered as CA37359 with the BC Land Titles Office.
 - Resolution 4
 - Moved – Irene Palmer Seconded – Nora Dowsett
 - Carried – 18 present and 5 proxy in favour

Committee Reports

- a) President's Report
 - b) Gates, Roads, and Fences
 - c) Social Committee
- Accepted as read:
- Moved – Nora Dowsett Seconded – Janice Grant Carried

Ratification of Rules: Discussion- New Green Bin collection with Waste Collections starts in March.

Speed limit is 15 km, not to be increased

Parking on roads, please leave space for emergency vehicles to pass.

Suggestion, that guests parking on road display house number in vehicles.

Report on Insurance Coverage – New policy expected in May, no changes, but expect a 7% increase in cost.

Annual General Meeting

February 29, 2024

page 2/2

Financial Report

Review and Cross Checking of 2023 Bookkeeping Records was done by Nora Dowsett.

Operating Fund Budget – Accepted Moved - Annie Willis, Seconded - Nora Dowsett – Carried

Contingency Reserve Fund – Accepted Moved – Tim Spencer, Seconded – Irene Palmer – Carried

Operating Budget for the year ending December 31, 2024

Strata fees will be increased to \$145.00 per month – Accepted – one vote against, present

- one vote against, proxy - Carried

Approval of expenditures from the Contingency Reserve Fund

Moved - Annie Willis, Seconded - Ross Hamilton Carried

Discussion : Gary Grant, which fencing is to be replaced and why is the cost high?

Eileen – Council will decide which section of fence, that behind Units 11 & 12, or that behind Unit 26.

Quotes are to be obtained. There is up to \$11,000 designated for the project..

There is \$5,000 designated to deal with dangerous trees. Council has suggested that an arborist be consulted on the health of all common property trees and give recommendations on which should be removed and /or topped,

Any amount over the budget would require a Special General Meeting to approve.

Authorization to waive the renewal of the Depreciation Report

Moved - Grant Wiley Seconded – Gary Grant Carried

Election of Strata Council Members:

Nora Dowsett

Joan Michalchuk

Tim Spencer

Annie Willis

David Rose

Moved – Shirley McCormick Seconded – Grant Wiley Carried

Meeting Adjourned 8:45 PM