



THE ANNUAL GENERAL MEETING MINUTES FOR THE SONOMA PINES HOMEOWNERS ASSOCIATION (SPHOA) HELD ON MAY 17TH, 2011 AT 7:00 PM AT HOLIDAY INN 2569 DOBBIN RD. WESTBANK, BC.

CALL TO ORDER R. Zivkovic and M. Slabotsky welcomed the owners to the annual general meeting, and called the meeting to order at 7:25 PM.

PROOF OF NOTICE

It was moved and seconded to approve the proof of notice to the 2011 AGM; motion carried.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda distributed; motion carried.

APPROVAL OF MINUTES

It was moved and seconded to approve the minutes of May 20th, 2010; motion carried.

REPORTS

Chairman's report (Marc Slabotsky)

2010 has come and gone rather quickly. It has been a busy year for the Board with several changes in personnel. There are currently two Boards for Sonoma Pines, a common Board and a Multi-Family (townhomes) Board. We had two people resign and then the Board became a mixture of both Boards. Two separate entities, with mostly the same people on each Board. It actually made the meetings and the process easier.

The common Board ideally should have 3-4 homeowners from the single family homes and 3-4 from the multi-family homes with a 7th / 9th person from either. This would give the Chairperson the tie breaking vote in the event it was needed for a decision. We have continually asked for more homeowners to be involved with the Board and have had little response. There are approximately 280 homes in the community. There are a significant number of issues to look after during the year and the greater number of people to help out, the less the burden on all.

We have had a busy year with snow removal and will be sending out requests for a contractor for the 2011-2012 seasons. There were some challenges. Adequate equipment for the size of our community, where to push the snow to or have it removed, and they will have to be sorted out by the new Board so that we can effectively service the community while trying to keep the costs down.

Asahi Landscaping has taken over looking after all the garden maintenance and so far has been doing a good job of it. There are going to be some "growing pains" in this first season, but I am confident that they will do a great job.



We have had some parking issues again this year and they are being sorted out. The biggest problems have been homeowners not aware of what the Bylaws read in this regard. Signage has been put up at the entrances and Del Oro towing has been contracted to do random patrols and will be towing any vehicles parked in contravention of our Bylaws. This means on any of the side streets (WFN Bylaws), on any of the yellow lines in the development or any other place that impedes the flow of traffic. This is similar to what is done on any of the city streets.

There has been a great deal of work for both councils, but I feel that we will be going into the next year, carrying very few items over so that we can get a fresh start.

It has been a pleasure to serve on the Board and I look forward to seeing some new faces there for the coming year.

COMMITTEE REPORTS

B. Wiltshire presented a verbal landscape report. The new landscape contractor Asahi is diligently working on each phase. Improving the lighting at the front entrance will also be reviewed by council.

J. Young presented a verbal safety and security report on the following:

1. Major sign at entrance depicting private community, & speeding & parking restrictions
2. Meetings held with RCMP, Ambulance, Fire & Citizens Patrol re safety & security
3. Above do not consider Sonoma a high safety & security risk to date
4. Fridge magnets for all owners sponsored by Papa John's Pizza with emergency & non-emergency numbers completed.
5. Permanent gate at Boucherie Rd. underway by Rykon Development

Joel Young will be meeting with Duane McTavish, Crime Prevention Coordinator, Central Okanagan region to plan educational workshops for safety & security with each Sonoma phase. The first workshop will start for phase 1 owners on June 26 Or 27 at the West Kelowna new Police Station.

APPROVAL OF FINANCIALS AND OPERATING BUDGET

A. Gregson provided a power point summary of the year end financial statements for the 12 months ending March 31, 2011 and presented the proposed budget for 2012. The floor was opened to general questions from the owners. The new council will review investing the Contingency Reserve Funds into a GIC and also review the current rate of contributions being made into the CRF.



It was moved and seconded to approve the proposed budget for 12 months ending March 31, 2012; motion carried.

It was moved and seconded to accept the year end financial statements 12 months ending March 31, 2011; motion carried.

RYKON DEVELOPMENT UPDATE

Adrian Block, developer with Rykon Construction, presented updates to the construction activity. In summary, the bottom gate will be installed later in the summer along with a separate construction access; Club House, is reported to be on schedule for completion in 2012; the installation of the second R.V. park is undisclosed.

Q & A

The floor was open to general questions and answers regarding the development and community. Traffic and vehicle speed was also discussed. Owners are asked to respect the speed limits for the community.

Brief discussions took place regarding installing a gate at the front entrance. A gate at the front entrance was greeted with general disapproval.

ELECTION OF COUNCIL

The floor was open to nominations for the new council term of 2011/2012. The following nominees are as follows:

Joel Young, Marc Slabotsky, Andrew Gregson, Norm Asselstine, Orville Wright, Mike Barrett, and Tom McEwen.

It was moved and seconded to approve the nominees to council for the 2011/2012 term; motion carried.

MEETING TERMINATED – There being no further business, it was so moved to terminate the meeting at 8:35pm.



THE ANNUAL GENERAL MEETING MINUTES FOR THE SONOMA PINES MULTI-FAMILY ASSOCIATION (SPMFA) HELD ON MAY 17TH, 2011 AT 7:00 PM AT HOLIDAY INN 2569 DOBBIN RD. WESTBANK, BC.

CALL TO ORDER R. Zivkovic and M. Slabotsky welcomed the owners to the annual general meeting, and called the meeting to order at 8:45 PM.

APPROVAL OF MINUTES

It was moved and seconded to approve the minutes of May 20th, 2010; motion carried.

REPORT ON INSURANCE

A Western Financial representative discussed the multi-family insurance policy. General discussions revolved around liability claims. It is advised that owners include with their personal policy coverage on any upgrades (post construction) and SPMFA deductible amounts for water damage normally called a buy down deductible feature. Ask your personal insurance agent for details.

GENERAL QUESTIONS/ Q & A

The new council will review investment products and options for investing the contingency reserve funds. Parking rules apply the same to all single family and multi family residents. Please see below: Parking Restrictions

4. (1) An owner, tenant, occupant or visitor must not park trucks exceeding 1 ton, campers, recreational vehicles, equipment, unlicensed vehicles, boats, trailers, containers, except on areas specifically approved and designated by the SPHOM, except for the purpose of loading and unloading which will not exceed 24 hours. (Amended May 2009)
- (2) Boat, recreational vehicle and utility trailer parking on the street is prohibited.
- (3) A resident or visitor shall not use any part of a lot as a parking stall other than the concrete driveway.
- (4) An owner or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with driveway entrances or access to driveway entrances.
- (5) Any vehicle parked in violation of rule 4 may be subject to removal by a towing company authorized by the SPHOM, and all costs associated with such removal will be charged to the owner of the lot.

- Owners are permitted to be on one reservation list at a time either the short or long stall list.
- Proof of insurance is mandatory on all RV's and other items being stored in the storage lot. Please fax insurance copies to 250-712-2265 (APM).



The fascia boards were discussed. Rykon Construction has proposed to repaint the fascia boards that have failed on homes within a select period including homes in phase 6 and Alvarado trail. Council will review the proposal prior to accepting the arrangement.

ELECTION OF COUNCIL

The floor was open to nominations for the new council term of 2011/2012. The following nominees are as follows:

Marc Slabotsky, Andrew Gregson, Norm Asselstine, Orville Wright, Mike Barrett, and Bob Wiltshire.

It was moved and seconded to approve the nominees to council for the 2011/2012 term; motion carried.
--

MEETING TERMINATED – There being no further business, it was so moved to terminate the meeting at 9:15 pm.