



Sonoma Pines Homeowners Management Ltd.

Annual General Meeting Minutes

Westbank Lions Community Hall

2466 Main Street, West Kelowna. BC

Wednesday May 15, 2019 @ 6:00pm

- 1) **Certify Proxies, Corporate representatives and issue voting cards:** Proxies were certified and voting cards distributed by the Property Manager and members of the sign- in committee.
- 2) **Determine a Quorum / Call Meeting to Order:** Be it noted that there were **90 homes represented, 80 in person, 10 by proxy**. Total voting cards were **180** which constitutes a quorum.

Bryon Dickie introduced the head table consisting of; Bryon Dickie, Tom McEwen, Mike Trenn, Terry Cross, Bob Scruton, Brenda Evans, David Reid, Mike Makin and Katelyn Peters.

The meeting was called to order at 6:00pm

- 3) **Elect a Chairperson, if necessary:** Bryon Dickie, Chairman of the Corporation will serve as Chairperson.
- 4) **Present Proof of Notice or Waiver of Notice:** The Property Manager presented the Notice of Meeting distributed on or before April 25, 2019 as proof of notice of this meeting.
- 5) **Approval of Agenda: BE IT THEREFORE RESOLVED** as a majority vote resolution to approve the agenda as presented. Motion and a second. **Upon vote the motion carried as determined by the Chair.**
- 6) **Discussion regarding an auditor:** The Chairman advised that the Board after much discussion on the topic, has elected not to retain an auditor and outlined the reasons for this. Any owners who oppose this can contact the administrators of the British Columbia Business Corporations Act.
- 7) **Approval of the minutes: BE IT THEREFORE RESOLVED** as a majority vote resolution to approve the May 31, 2018 Annual General Meeting minutes. Motion and a second. **Upon vote the motion carried as determined by the Chair.**
- 8) **Unfinished Business:** none from last year's Annual General Meeting.
- 9) **Reports:**

One other owner arrived here bringing the number of homes representing to 91

- a) **Board Report** – The Chairman read the Board report which had been attached to the notice of the meeting.
- b) **Report on Insurance** – An insurance summary was attached to the notice of the meeting. The property manager reminded owners to ensure they that they have coverage on their own polices for the \$25,000.00 water/sewer deductible on the Sonoma Pines policy.
- c) **Financial Report** - Treasurer, Terry Cross presented the financial statements which were attached to the notice of the meeting.

10) Ratify New Rules (majority vote) (None):

11) New Business:

- a. **Special Resolution #1 (3/4 vote): BE IT THEREFORE RESOLVED** as a 3/4 vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to approve the revisions to our bylaws as attached as Appendix A.

Motion and a second. **Upon vote the motion carried with a clear 3/4 vote as determined by chair.**

- b. **Special Resolution #2 (3/4 vote): BE IT THEREFORE RESOLVED** as a 3/4 vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to spend up to \$35,250.00 from the Common Contingency Reserve Fund for sanitary main line flushing, catch basins cleaning, fencing and seacan for the maintenance shed and up to \$42,500.00 from the Multi Family Contingency Reserve Fund for walls and

patio door maintenance, pergolas and fascia maintenance and roofing inspections.

Motion and a second. **Upon vote the motion carried with a clear 3/4 vote as determined by chair.**

c. **Discussion regarding a possible smoking/marijuana bylaw**

There was a short discussion on this issue with the result that the owners asked that the Board distribute to owners suggestions for a smoking/marijuana bylaw for a vote at a future general meeting.

12) Approval of the Operating Budget for coming year as proposed

BE IT THEREFORE RESOLVED as a majority vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to approve the operating budget as presented for the 2019/2020 year.

Motion and a second. **Upon vote the motion carried as determined by the Chair.**

There will be no change in the monthly fees paid by single family owners. A spreadsheet and explanatory memorandum will be sent to owners by separate email regarding the increased multi-family fees.

13) Election of Directors – nominations accepted from the floor:

The following five Board members allowed their names to stand for a further term:
David Reid, Brenda Evans, Terry Cross, Michael Trenn and Tom McEwan

Jim Marshall nominated Greg Marshall

Motion and second to cease nominations. **Upon majority vote the motion carried as determined by the Chair.**

BE IT THEREFORE RESOLVED by majority vote that the following 6 people will serve as the board for the coming year. Motion and a second. **Upon vote the motion carried as determined by the Chair.**

David Reid
Brenda Evans
Michael Trenn
Tom McEwan
Terry Cross
Greg Marshall

14) Termination of the Meeting: Motion and a second to terminate the meeting. **Upon majority vote the meeting was terminated at 6:51pm.**