

Sonoma Pines Homeowners Management Ltd.
ANNUAL GENERAL MEETING
By Restricted proxy
Sonoma Pines Clubhouse, West Kelowna, BC
May 28, 2020 @ 11:00 AM

MINUTES

The meeting was conducted by restricted proxy due to the health restrictions imposed by the Covid 19 crisis.

1. The Meeting was called to order at 11:00 AM at Sonoma Pines by the Strata Council President Dave Reid. Other Board members in attendance were Terry Cross and Tom McEwen in person and Mike Trenn by phone. Also attending in person was owner Kim Reid. The Strata Manager was present by telephone to assist.
2. There were 540 restricted proxies issued with Dave Reid acting as the chairperson of the meeting.
3. Notice was issued by email and post on or before May 8, 2020.
4. The proxies have granted Dave Reid the authority to approve the agenda and the minutes of the previous Annual General Meeting held on May 15, 2019. **Motion carried by majority vote**
5. The Board report and the financial report were included with the Notice of the AGM sent out on or before May 8, 2020.
6. There were no new rules approved through the year requiring ratification.
7. The report on insurance was included with the Notice of the AGM. All owners are reminded the insurance deductible has increased to \$50,000 for water escape and fire and owners are advised to obtain homeowner insurance to cover this potential risk in the event they are responsible for a claim.
8. New Business:
 - a) Special Resolution #1 (Majority Vote):
BE IT THEREFORE RESOLVED as a majority vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to spend up to \$120,000 from the Common Contingency Reserve Fund for shrub removal and rock wall repair on half of the wall on Siringo Lane.

Proxy instructions & votes 316 in favour, 214 opposed, 10 abstentions. **Motion carried by majority vote (58.5% in favour).**

b) Special Resolution #2 (3/4 Vote):

BE IT THEREFORE RESOLVED as a $\frac{3}{4}$ vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to spend up to \$5,000 from the Common Contingency Reserve Fund for tree removal.

Proxy instructions & votes 390 in favour, 144 opposed, 6 abstentions. **Motion fails (72.2% in favour).**

c) Special Resolution #3 (3/4 Vote):

BE IT THEREFORE RESOLVED as a $\frac{3}{4}$ vote resolution of the Owners, Sonoma Pines Homeowners Management Ltd. to spend up to \$40,500 from the Common Contingency Reserve Fund for irrigation software, drain covers, fence repairs, clubhouse gym equipment, repairs to floors, walls

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and ceilings and painting and up to \$47,000 from the Multi-Family Contingency Reserve Fund for deck repairs, pergolas and fascia maintenance, house painting and roofing inspections. Proxy instructions & votes 414 in favour, 118 opposed, 8 abstentions. **Motion carried (76.7% in favour).**

9. Approve the proposed budget for 2020-2021. Proxy instructions & votes 331 in favour, 179 opposed, 18 abstentions. **Motion carried by majority vote (62.6% in favour).**
10. Election of council. 4 owners and past council members agreed to stand for council for a further year, Dave Reid, Terry Cross, Greg Marshall and Tom McEwen. Nominations were also received for Gary Sears, Malcolm Metcalfe, Lloyd Searcy, Charlie Milazzo, Mike Wilding and Murray Reiter. Proxy instructions and votes as follows:

NOMINEE	VOTES
Dave Reid	360
Terry Cross	326
Greg Marshall	277
Tom McEwen	294
Gary Sears	296
Malcolm Metcalfe	354
Lloyd Searcy	376
Charlie Milazzo	291
Murray Reiter	303
Mike Wilding	269

The following seven nominees were elected by majority vote: Dave Reid, Terry Cross, Tom McEwen, Gary Sears, Malcolm Metcalfe, Lloyd Searcy and Murray Reiter

11. The meeting was terminated at 11:07 AM with thanks to owners for their cooperation.