

SPECIAL BOARD MEETING

9AM December 10,2020

Present:

Dave Reid, Lloyd Searcy, Murray Reider, Gary Sears, Tom McEwan and Terry Cross

Absent: Malcolm Metcalfe whose proxy was assigned to Lloyd Searcy

Bob Bassett, Ex Officio

Meeting called to Order at 9:00 AM

Meetings to be held Electronically under certain circumstance

The Board discussed the upcoming Special General Meeting on January 28, 2021 and felt that, due to Covid-19 restrictions, it would be ill advised to have a meeting where large numbers of shareholders would attend. The question of a Zoom meeting was discussed and it was agreed that, since the meeting would be held by Restricted Proxy and no amendments are permitted, that there was limited value in holding the meeting with Zoom.

The Board agreed that it made sense to have informational sessions later this month, possibly by Zoom, that would allow owners to ask questions respecting the upcoming resolutions. The homeowners would also be given the opportunity to submit questions in advance that could be answered at the informational meetings.

BE IT MOVED *that the Board of Sonoma Pines Homeowners Management Limited shall, under exceptional circumstances as defined by the Board at its sole discretion, permit Annual or Special General meetings to be held electronically and that the Corporation may, if it deems it appropriate, restrict or prohibit attendance by shareholders and all voting at such meetings may be conducted by Restricted Proxy.*

Moved by Lloyd Searcy, Seconded Murray Reider, Motion carried

Bylaw Respecting Behaviour

The Board discussed the issue of respectful behaviour in the community and agreed that the following Bylaw should be added to the amendments for the SGM on January 28, 2021.

Homeowners and tenants shall remain respectful at all times and shall not threaten, harass or attempt to intimidate their neighbours, employees of the Corporation, volunteers, Board members or service providers within the community. Violations may be subject to the maximum fine allowable under the Bylaws upon the first offense.

Gate Resolution

The Board discussed the gate resolution for the upcoming Special General Meeting. The Board reviewed the recent survey from the homeowners respecting the gates and of the 271 responses, 83.4% of the owners wanted the gates installed due to safety and security issues. It was agreed

that according the Articles of Incorporation that this resolution would be Special Business and would require a 2/3 vote of the owners.

It was agreed that the resolution should revise the current Common Operating Budget to permit the purchase and installation of the gates and related equipment from within the current total budget; to designate the lower gate as the Main Entrance; and to upgrade the controls on the lower gate to match those of the new upper gates; and to borrow funds from the Multifamily Operating Fund to compete the installation with that loan to be repaid in the 2021/2022 budget.

Br it Moved that the following Special Resolution be placed on the agenda of the Special General Meeting to be held on January 28, 2021.

Moved by Lloyd Searcy, Seconded by Tom McEwan motion carried

BE IT RESOLVED by a 2/3 vote of the shareholders of SPHM Ltd. that due to concerns related to safety and security, the shareholders direct the Corporation to:

- 1) *Install electronic gates at the Carrington Road entrance to Sonoma Pines at an estimated cost of Forty-five Thousand Dollars (\$45,000) plus applicable taxes;*
- 2) *Designate the lower gates as the Main Entrance to Sonoma Pines and;*
- 3) *Upgrade the software functionality of the lower gates to the Community with the software and related costs estimated at Seventy-five Hundred Dollars (\$7,500) plus taxes to be funded from the Common Operating Fund.*
- 4) *To revise the allocations , as required, within the Common Operating Fund to fund this installation while staying within the total Operating Budget for Sonoma Pines approved at the Special General Meeting on July 31, 2020;*
- 5) *If necessary, to borrow any shortfall required for this installation from the Multifamily Operating Fund to be repaid from the Common Operating Budget in 2021/2022;*

Other Bylaw Amendments

The Board reviewed portions of the Alteration Reference Table and agreed that it needed to be updated and that it should be an Appendix to Schedule E but not necessarily be a Bylaw. However, the Bylaws should be amended to include reference to the Alteration Reference Table and that all owners, including single family homeowners, would be required to submit an Alteration Request for any work described in the Alterations Reference Table.

Meeting Adjourned at 10:00AM