

ANNUAL GENERAL MEETING

Yellowknife Condominium Corporation #6

Thursday March 06, 2014 AT 7:00 PM

Church of Christ (516 Range Lake Road)

Order of Business

1. Call to order: *19:15*
2. Calling of the roll and certifying proxies - *1 Proxy unit 68 for Greg Brown - This item is still outstanding.*
3. Proof of notice of meeting or waiver of notice - *None*
4. Approval of the Agenda - *Motion approved*
5. Adoption of minutes
 - i. AGM Minutes: February 20, 2013 - *Forgot to bring to AGM will need to be done in the April Meeting*
6. President's Report
 - i. General report - *on track with the schedule plan. Loan has been cleared and we are in a cash positive operation*
 - ii. Delinquent accounts - *Emails and letters have been sent out legal action will be taken therefor after. - Question on if the liens have gone out to the unit holders on the delinquent accounts.*
 - iii. Progress and thanks
7. Treasurer's Report
 - i. Approval of 2013/2014 - *Approved*
8. Financial Statements
 - ii. Auditor - *Doing this either this budget year or next?*
 - iii. Budget Review - *on track with the scheduled plan. Loans have been cleared*
 - iv. Review of Capital Reserve Fund - *We are in a cash positive operation*
 - v. Review of insurance requirements - *Insurance has not changed - This is correct at the time of the meeting to the boards knowledge. However when we got our Certificate of Insurance from Renfrew Insurance LTD water damage has gone up as there was a claim made to us from Unit 70. This is under review.*
8. Maintenance Report

9. March 2013

- *Unit 515 Water main froze and burst, had to thaw them out and replace main copper lines. Water was off for 2 days for all units next door while lines were thawed and replaced*

June 2013

- *Superior propane started replacing old propane tanks with new ones, all gravel pads re levelled with new crush. Three tanks remain to be done.*

July 2013

- *Small roof leak on peak of Unit 47 where peak meets the main roof resealed and tested dry.*

August 2013

- *Sewer line backed up under units 31, 33, and 35. Sewer lines were steamed cleaned but backed up again the next day. Upon further inspection sewer line was found to have collapsed. Sewer line was replaced and re levelled steamed again and operates properly now.*
- *Unit # 61 had a leaking window during heavy rain, window was water tested and the frame was found to be rotted out and required replacing. Frame was replaced.*

September 2013

- *15 Decks and stairs were rebuilt and the backs of units.*
- *Unit # 77 was found to have a main water line leak in the crawl space. Leak repaired.*

October 2013

- *Unit # 9 Repaired leak in front window that caused damage to garage roof. Replaced drywall vapour barrier and insulation in garage.*

December 2013

- *Units #519 and 512 froze up due to circulation pumps having failed, Water lines thawed and Circulation pumps replaced.*

January 2014

- *Due to the power outage we had a major freeze up. Units #45, 43 froze up solid and busted all the water lines both supply and return lines. The temperature of -52 made the repairs extremely hard. However thanks to persistence of Triton the plumbers and the steam trucks the repairs took just 14 hours.*

February 2014

- *Unit # 47 water lines froze up, thawed and repaired split line.*
- *Unit #53 had a sewer back up into the lower floor. Sewer line was steamed and lower floor of Unit #53 cleaned up.*
- *Sewer line backed up for a second time and filled all 4 crawl spaces of Units # 47, 49, 51, and 53. All crawl spaces pumped out and cleaned. Sewer line was steamed again and inspected. Upon further inspection the sewer line was found to be in need of replacement. Arranged with the plumber to replace the line. Following replacement the line was steamed out and fully functional.*

March 2014

- *Unit #55 froze up. (Unit owner was out of town and unit was being checked however no water was run during the checks).The crawl space was heated up and the lines thawed, no damage was caused.*

-

Resignation of current Board; Election of new Board - *existing board members have been re-elected. New potential board members are Erin & Ryan Sawatzky, Linsey Hope & Greg Brown*

10. New Business

- Parking Permit & Signs

- *See example Yellow Tags*
- *By Law 10.1 (b) xvii (G) change to read:*
- *permit any member of his household, guests or visitors to keep on the Common Elements any automobile which is not in operating condition and being used from day to day. Parking in designated Parking areas is not to exceed seven (7) consecutive days. Extended continuous parking periods may be granted by the Board or designate on a case by case basis and must display a valid Parking Permit, issued by the Board or designate. Vehicles not meeting the stipulations set out in these By-laws are subject to towing; all related expenses being the sole responsibility of the vehicle owner;*
- *sinage to read - Unknown yet*

-

Common Elements

- *By Law 10.1 (b) xi change to read:*

- *do anything or permit anything to be done in his Unit, on Exclusive Use Areas or upon the Common Elements or the real or personal property of the Corporation or fail to do any act or thing which will or would tend to increase the risk of fire or the rate of fire insurance premiums with respect thereto or which would render invalid any insurance maintained by the Corporation;*

-

New By Law Section

- *By Law 10.1 (b) xxviii to read:*
- *permit open fire burning in permanent or portable (chiminea) fire pits and fire bowls anywhere within the Condominium Complex; Common Elements or Exclusive Use Areas.*

Above Proposed Changes to By-Laws

- *The board has misunderstood therefore misdirected how the above by-laws can be changed. According to the YKCC6 Bylaws (1998) version the following has to be adhered to before amending the by-law. Special Resolution.*
- *Section 1.1 (r)(i) - passed at a properly convened meeting of the Corporation, for which at least seven (7) days notice specifying the proposed resolution has been given, by a vote of members owning not less than sixty-six and two thirds per cent (66 ^{2/3}%) of the total Unit Factors for all the Units; or*
- *Section 1.1 (r)(ii) - signed by not less than sixty-six and two thirds per cent (66 ^{2/3}%) of all the persons who, at a properly convened meeting of the Corporation, would be entitled to exercise the power of voting conferred by the Act or these By-laws and representing not less than sixty-six and two thirds per cent (66 ^{2/3}%) of the total Unit Factors for all the Units;*

-

Heating

- *Craig to get a quotation from CMS about Boiler system.*
- *Pellet Boiler system for all of Gold City*

11. Adjournment