

AGM
KOOCANUSA RANCH STRATA NES 2930
June 15th, 2009
Realty Executives Cranbrook Agencies Real Estate
911 Baker Street, Cranbrook

Attendance Luis Salinas (6) Gord Burns (2) Bob and Marlene Roy (1)
Paul Lanteigne (2) Rocko and Denise Potorti (1) Dan & Debbie Fehr (1)
Nancy McNay (1) Ron and Laura Friesen(1) Peyman Pezeshki (1)
Bart Jensen (1) Barry Schlinker (1) Don & Phyllis Burton (1)
Roselyn Jack (1) Luis Salinas for Kooacanusa Ranch (16)

Conference Participant Tim Wintrip (3) Gary Madsen (1) **Antonio & Carol Meibock**

Proxys Dave and Leslie Pilkington (1) Eric & Susan Kempin (1) Tom Parker (2)
Deborah McCarty (1) William & Kristyn Pixley (1)
Bryce Kremnica & Karen Khan (1)

Regrets Erling and Linda Nielsen Clyde and Marie Carr Garry and Helen
Kamphof Kerry & Jerry Mowbray Michael Heth
Geraint Davies (1)

The meeting was called to order at 11:20 by Bart Jensen, President.

Determine a Quorum (1/3) present or by proxy A total of 35 owners were present, holding 11 proxy votes for a total of 46 votes. Quorum has been determined.

Proof of Notice

Notice of AGM was confirmed by those asked.

Elect a Chairperson: Moved to appoint Bart Jensen as Chairperson by Dan Fehr, Second, Carried

Additions to Agenda:

Weed Control
Clean up entrance area
Storage space

Approval of Amended Agenda: Moved by Dan Fehr, Second by Bart Jensen, Carried

Approval of 2008 AGM Minutes Approved

Financial Report Reviewed. Approved.

Review Insurance Coverage: Insurance will be reviewed regarding the division of lot 17, trespassers causing a hazard, personal injury, people being licensed verses a motor vehicle insured.

New Business Road Maintenance: For 3 years now the road has not been graded or had dust control applied. Council members reviewed two quotes to grade and apply magnesium chloride. Mainroad Contracting will be asked to adjust their quote to allow for a wider road way. Quotes submitted by Council were between \$15,000 to \$23,000. Rocko Potorti brought a quote to present to the assembly from Mainroad at \$8001.00 to do mostly what the higher quote of \$23,000 would do. Rocco was asked to get Mainroad to re-quote on a wider road base which would match the higher quote. Assembly agreed to budget for road maintenance.

Marina permit application: The permit is still being held up. Kooconusa Ranch just needs to wait for the application to grind through the government hoops.

Pine Beetle: Gord Burns has purchased the pine beetle repellent for the second year now. With the repellent mounted last year there has been a decrease in the beetle population. Gord will be mounting the repellent again this year in the common areas. If an owner would like to purchase and mount the repellent, contact Gord. Gord indicates that the beetle is starting to infest the Ponderosa Pine trees as well.

Trail Maintenance/Construction: The main focus will be the Chipka Beach Trail. For a motorized trail, packed gravel is not the best solution. Three ideas were brought forward, limestone, pavement or steel grate and gravel. The assembly was interested in the steel grate and gravel system. Rocko and Gord will gather quotes and work together for a solution. The assembly agrees the maintenance of Chipka is a budgeted item. Should the strata fees be raised \$10 next year, with the increase going towards trail building and maintenance it would then be a funded capital project. Eagles Aerie walking trail to the lake will be getting a stair system to water. Kooconusa Ranch can have an affixed ladder on common property to crown land. Crown Land to water, there must not be a permanent affixed ladder until the approval. A swimming platform will be installed once lake level allows. Eagles Aerie, Mule Deer Alley and Red Tail Swoop all need the over grown brush cleaned up and weeds pulled. There are a couple construction jobs to be done as well. Kooconusa Ranch will be hosting a work week end BBQ. Notice coming soon.

Dock Expansion: The dock expansion has not been budgeted for. An owner stepped forward and is going to try the buoy system for this year down by lot 42. This may work better than a dock. Focus is on Chipka Beach Trail this year.

Off road quad/snowmobile riding: There are 18,000 acres of trails close by. Do not speed on our/your roads within the development. Do not take a short cut through other peoples property to get to where you want to go. There are No Trespassing signs between Kooconusa and Osprey, but many to not take notice of those signs. Upon receiving written authorization from the owners of lot 1 and 2, a barbwire fence will be put up. All owners watch and take care of each others property.

Water contingency fund: Koocanusa Ranch's water systems are one of the best. The levels are checked and system maintained on a regular bases by Corix.

Council would like to see a yearly report. Sharron will look into a yearly report.

Payment of Strata Fees: Koocanusa has a bylaw, pay your strata fees in full by year end. The Strata Act clearly states, strata can not, and will not be run on a defect. Strata fees come in, bills get paid. Strata Management does not want to continually chase money. Owners may have penalties put against their lots. If strata fees go up, write a make up check for the year.

NOTE:

Sharron informed the assembly that she has sold Cranbrook Agencies as of July 1st, 2009. The new owner has asked that Sharron continue to manage all strata and property management. Consent to transfer the existing contract will be forthcoming. The new contract will be in the name of the new company, **Realty Executives Cranbrook Agencies**. Any increase costs would have to be presented at the AGM for approval.

Construction Approvals: Gord Burns approves building plans, he will then inform the land owner to inform the contractor and cc strata management regarding Koocanusa Ranch Rules. No burning, no speeding, remove garbage, no construction on Sunday, Speeding is a problem. Paul Lanteigne will get quotes for supplying and installing rubber speed bumps that can be removed each winter.

Construction Site Garbage: Spring Summer and Fall, there will be no burning. Inform your contractor to clean up

Fire Ban/Fire Prevention: Koocanusa Ranch has a Fire Prevention Box that is well equipped. Sadly items need to be replaced due to vandals. There will be a Fire Hazard Levels Board posted up by the gate that will be updated regularly. There will be an opportunity to get hands on experience with the fire prevention equipment at the up coming BBQ.

Notice of Motion: A person who has served two consecutive terms as President is not eligible for re-election as a council member until 3 consecutive terms has passed. **Change to read:** A person who has served 2 consecutive terms as President is not eligible for President position for 2 consecutive terms but is eligible to stand as a council member.

Election of Strata Council: Don Burton was an addition to the 8 owners who have agreed to stand as council members. The council members that were voted in by the assembly are, Gord Burns, Don Burton Dan Fehr, Bart Jensen, Nancy McNay, Bob Roy, and Luis Salinas. (Alpha order)

Time and Place of Next AGM: To be announced at a later time.

Motion to Adjourn at 2:30 by Bart Jensen, Second by Luis Salinas, Carried