

**MINUTES  
OF  
ANNUAL GENERAL MEETING  
STRATA PLAN NES2930  
KOOCANUSA RANCH**

**1. Call to Order** – President Bart Jensen called the meeting to order at 1:35 p.m. at RE/MAX Elk Valley Realty, 472 – 2<sup>nd</sup> Ave, Fernie B.C. on Monday, May 21, 2007.

**2. Record of Voters, Ballots and Corporate Representatives** – 18 owners were present plus 7 proxies for a total of 25 votes out of 42 units. Owners were registered with Highland Property Management Ltd. and issued Voting Cards upon registration.

<b>LOT #</b>	<b>OWNER NAME</b>	<b>IN ATTENDANCE</b>	<b>PROXY HELD BY</b>
1	WINTRIP		Adrian Wintrip
2	SALINAS	X	
3	SALINAS	X	
4	BURNS	X	
5	MADSEN		Nancy McNay
6	DAVIES		
7	NIELSEN		
8	KOOCANUSA RANCH	X	
9	KOOCANUSA RANCH	X	
10	KOOCANUSA RANCH	X	
11	KOOCANUSA RANCH	X	
12	KOOCANUSA RANCH	X	
13	KOOCANUSA RANCH	X	
14	KOOCANUSA RANCH	X	
15	KOOCANUSA RANCH	X	
16	KOOCANUSA RANCH	X	
17	MAX PROPERTIES		
18	KAMRIDGE MANUFACTURING		Nancy McNay
19	PILKINGTON		Ron Friesen
20	ROY		
21	LANTEIGNE		
22	WEISS		
23	KEMPIN		
24	DREVER		
25	MEIBOCK		
26	FEHR		
27	MCNAY	X	
28	FRIESEN	X	
29	PEZESHKI		
30	SALINAS	X	
31	JENSEN	X	
32	KOOCANUSA RANCH	X	
33	KREMNICA		
34	SALINAS	X	
35	PARKER		Nancy McNay

36	PARKER	Nancy McNay
37	DUSTAY CONSTRUCTION	
38	AKERIB/MARCH	
39	MCKINNON	
40	SCHLINKER	Nancy McNay
41	PIXLEY	
42	HETH	

**3. Confirmation of Quorum** – 1/3 owners were required in attendance or by proxy. Out of 42 owners, 25 were in attendance, either in person or by proxy, therefore, a quorum was confirmed.

**4. Presentation of Proof of Meeting** – Notification of meeting was sent by Registered Mail on April 20<sup>th</sup> for the meeting on May 21, 2007.

**5. Approval of Agenda**

Additions to the agenda under section J – Other Business

Signage – Nancy McNay

Water System – Bart Jensen

General Report on Project – Gord Burns

**Motion** made by Luis Salinas to accept the additions of Signage, Water System and General Reports to the Agenda.

Seconded by Ron Friesen

**CARRIED**

**6. Approval of Minutes of the 2006 Annual General Meeting**

**Motion** by Bart Jensen to accept the Annual General Meeting Minutes as read.

Seconded by Ron Friesen

**CARRIED**

**7. Receiving Reports**

General Discussion given by the President – Bart Jensen

- project moving along
- Lot 1, 20, 21 and 26 all have plans in place with the Council and will be proceeding to build this summer.
- Tree's have been planted at the entrance to hide the gate and more appealing. Gord and Bart will water until the roots have taken.

**8. Report on Insurance Coverage** – a small statement was read by Barbara from HPM stating we are currently insured with Palmer Salmon Insurance Ltd out of Calgary, Alberta and is due to expire on June 29, 2007. Last year's rate was \$1835.00 for the General Liability and \$950.00 for Director's and Officer's Liability Insurance for a grand total of \$2785.00.

**Action Item** – HPM is to proceed to get a new quote from Palmer Salmon and also retain another quote from Falkin's Insurance of Fernie, B.C. The Strata Council is to review and renew Insurance.

**9. New Business**

Amendment to Bylaws

**Motion** by Luis Salinas to accept as read:

- a) Hot Tubs must be attached to, in or on the deck or enclosed in the swimming pool area.

Seconded by Nancy McNay

**CARRIED UNANIMOUS**

**Motion** by Nancy McNay to accept as read

b) All hot tubs and swimming pools must be emptied on the lot owner's property so as not to affect or interfere with a neighbouring property, common or crown land, whether it be vegetation or building. All swimming pools or hot tubs must use

- i. An environmentally safe system; The Strata Corporation will have environmentally safe system information available.
- ii. Or a chemical system where the contents from the swimming pools and hot tubs must be pumped and hauled away.

Seconded by Ron Friesen

**CARRIED UNANIMOUS**

**Motion** by Luis Salinas not to accept as read

c) Swimming pools must be located behind the house closest to the roadway not to interfere with your neighbours view.

Seconded by Ron Friesen

**NOT CARRIED**

**Motion** by Ron Friesen to accept as read:

d) All swimming pools must be fenced with a cohesive design similar to the home, not to be obtrusive to the neighbourhood.

Seconded by Luis Salinas

**CARRIED UNANIMOUS**

**Motion** by Ron Friesen to accept as read:

e) Swimming pools and hot tub locations, fencing and design must go through the developer with the footprint or through the Strata Corporation after the build.

Seconded by Nancy McNay

**CARRIED UNANIMOUS**

## **Section 37**

Amend the noted bylaw from:

Only Highway approved, licensed vehicles are permitted on the common property access roads.

**to read:**

Only vehicles driven by licensed operators, 16 years of age or older are permitted on the common property access roads.

**Motion** by Ron Friesen to accept as read but to amend with the definition of acceptable driving areas at Special General Meeting.

Seconded by Bart Jensen

**CARRIED**

**b. Weed Control** – presentation made by Gord Burns.

The East Kootenay has a problem with invasive weeds which take over the land, decrease wildlife forage and increase the fire hazard. They also take away from the integrity and enjoyment of the property. The Regional District of East Kootenay states that land owners or land managers are responsible for weed control. The only way to remove the weeds is either mechanical (pulling by hand or raking) or spraying. Gord

has been spraying with Redeem or Ester as there is no residual left in the soil but it does have to be done annually.

Koocanusa Ranch has four major types of noxious weeds – Burdock (large burrs), Hounds Tongue (small burrs), Thistles and Mullein. The amount of spraying will be reduced over the next 2-4 year as there will be less new weeds reseeding.

During this time, a discussion was entered regarding the visual impact and noise concerns of the storage of firewood. This will be monitored and dealt with as required.

Reminder that it is a requirement by the Regional District of East Kootenay that weeds must be controlled.

**c. Water System**

During the passed 12 months, we have not been receiving the bills from Corix (the people who monitor the watering system) as the company went through changes after changes. Our maintenance and monitoring was being done, just the invoicing was not. We have now been receiving these invoices; we made a bulk payment of \$1155.00 per month to catch up and are on track now.

Ron Friesen stated that he has been emailed by Jean Horton (P. Eng. for Osprey Landing Development Corporation (OLDC)) requesting a letter from the Strata Council of Koocanusa Ranch indicating that our Corporation is not interested in extending service to the OLDC development, also known as Osprey Landing. During this email, it was stated that Koocanusa Ranch water utility was not designated for expansion to service development outside of its current service area, but it does have capacity for up to 52 lots. This excess capacity was meant for internal development. Since they are the engineering company that designed the Koocanusa Ranch water system, they know the limitations of the supply line to the reservoir and the requirements for water treatment upgrades to expand to service more than the 52 lots. They have considered what would be required to service the Osprey Landing project and it would involve development of a second well, the installation of a larger pipe supply line to the reservoir and the installation of a second reservoir tank. BC Hydro has also advised them that additional power to service a new well is likely not available internally to the strata.

A general discussion was held regards to what would be in the best interest of the Strata Corporation and before a letter was written, more information was required by the Strata Council.

Action Item – Gord Burns to meet with Focus Engineering to discuss this matter further prior to the Strata Council approving or disapproving writing of this letter.

**d. Road Maintenance** – it was agreed upon that the roads are in remarkable good shape other than a few pot holes, one in particular. It was asked if grading the roads was required to get rid of these or was an option hand filling. It was requested that one speed sign be posted for 30 km on the other side of the Cattleguard.

**e. Security**

A general discussion was opened and it was agreed to table this matter until the next Annual General Meeting as not enough information was available. One of the major concerns was the gate and when the power is not working, no one is around to change it to manual mode as no one can get into the power supply. A group of local contacts will be established with gate keys and the emergency numbers posted at the gate.

If anyone is interested in regular house security checks, please leave your name and number with Highland Property Management and they will take it to the Strata Council.

Bart Jensen stated that in the budget, \$5000.00 has been allocated to install a fence by the gate and it will give the impression that the property is fenced. However, the entire property will not be fenced, but it will be down the road and up the bank so motor bikes and quads will not be able to access the property without coming through the gate.

Action Item – Nancy McNay to purchase a lock box with a code on it to install at the main gate incase a problem should arise. A selected group will have the code to this lock box and when there is a number, the person can then contact one of these people and they will assist in switching the gate to manual.

**f. Construction Plan Approval** – currently have three or four new plans approved so everything is moving forward.

**g. Improvement Projects** – this weekend, trees were planted at the gate to hide the boxes and to clean up the appearance.

**h. Boat, Swimming docks**

Koocanusa Ranching Company has agreed to pay one half of the cost of a dock and the Strata Corporation of Koocanusa Ranch will pay the other half. Gord has been checking into suppliers and is hoping that the dock will be installed in 2-4 weeks depending on water levels.

**j. Other Projects**

a. Signage – two proposed signs were given by Nancy McNay, one of wood that would hang from the beam already in place and the other was to be a free standing sign beside the gate.

Discussion was opened and the need for new signage was not seen. Many believed that less conspicuous signage is ok and less is more to the natives of Wardner. If this was something that more owners wanted to see, it would be opened again at a later date.. However, the condition of the wood that is there looks like it should have a warranty issue as it is faded a lot. Gord will look into the company that installed it for the Developer.

- b. General Report on Project was given by Gord Burns
- the Chipka Beach Trail is now in and a bench will be placed half way down the path
  - Balk Eagle is a foot rail leading to the edge of KRC property and a bench.
  - The moratorium has been lifted to apply for permits to install permanent fixtures on crown land and KRC will pursue permits.
  - walk ways between lots 23-24 and 32-33 are proposed and will be installed at a later date at the Strata Corporations expense.
  - the dock will be anchored when possible.
  - A swimming raft will be by lot 42 and will be for non-motorized boats and should be done next month.
  - natural rocks will be placed in dangerous areas of the road to act as guards.

Fire Plan

- there will be 4 wood boxes installed at even locations throughout the development by the fire hydrants. Each box will contain fire tools, pump can, 300 – 400 feet of hose and nozzle. There will be informal training sessions given to each owner.
- Strata Council will have material on fire proofing your property

**10. Report from Treasurer**

- a. Review and approval of 2006 Financial Statements
  - Bart Jensen did a brief description of the financial statements and the previous year actual

**Motion** by Ron Friesen to approve the 2006 Financial Statements as read.

Seconded by Bart Jensen

**CARRIED**

- b. Review and approval of 2007 Proposed Budget
  - Bart Jensen did a brief description as to why the budget was prepared as it was.
  - Last year, we budgeted high as no one was completely sure as to what the actual costs would be and we have a surplus of approx. \$57,000
  - Recommended that the \$57,000 be kept in the operating account and therefore, with this years budget, would reduce the Strata Fees of each owner from \$148 per entitlement to \$90.00 per entitlement.

**Motion** by Nancy McNay to accept the 2007 Proposed Budget as read:

Seconded by Ron Friesen

**CARRIED**

**11. Election of Strata Council**

Nomination of the following people for the following positions

Bart Jensen – President

Luis Salinas – Vice President

Nancy McNay – Secretary/Treasurer

Gord Burns – Director (Ranch Manager)

**Motion** by Luis Salinas to accept the election of Strata Council.

Seconded by Nancy McNay

**CARRIED**

**12. Date, Time and location of next meeting**

It was agreed that the next Annual General Meeting will be held in May 2008, preferably not on a long weekend so the date and location will be decided next year by the Strata Council.

**13. Adjournment**

Motion by Gord Burns to adjourn the meeting at 3:10 p.m.

Seconded by Nancy McNay

**CARRIED**