

## SPECIAL GENERAL MEETING

### STRATA NES 2930 – KOOCANUSA RANCH

Date: Sept 19<sup>th</sup>, 2008

Time: 10:00 am

Location: Realty Executives, 911 Baker Street, Cranbrook

Call to Order by Strata President, Sharron Billey at 10:10 am

Attendance: Bart Jensen and Nancy McNay

Certify Proxies: A Total of 34 were held by the attendees

Elect a Chairperson: Not Necessary

Confirmation of Notices: Confirmed

No Additions to Agenda

Purpose of SGM – Encroachment of Garage onto Statutory Right of Way KX178414

Motion to Accept the Encroachment Agreement as presented regarding Statutory Right of Way KX178414.” Seconded; Discussion by way of explanation: A garage being built by Buckridge Homes on lot #34 was built three feet into the right of way between lots 34 & 2. This Encroachment Agreement makes adjustments to the RW to correct that error. Lot 34 and lot 2 are owned by the same person

Carried. Unanimous

Meeting Adjourned at 10:13 am

**AGM**  
**KOOCANUSA RANCH STRATA 2930**

**May 30<sup>th</sup>, 2008 – 9:30AM**

**Re/Max Elk Valley, 472 A 2<sup>nd</sup> Avenue, Fernie**

**Attendance:** Ron Friesen (1)                      Rocko Potorti (1)  
                  Nancy McNay (1)                     Gordon Burns (1)  
                  Bart Jensen (1)                                Luis Salinas (3)  
                  Barry Schlinker (1)                         Marlene and Bob Roy (1)  
**By Conference:** Tim Wintrip (1)

**Call to Order:** 9:40 by President Bart Jensen

**Proof of Notice:** All agreed Notice of AGM had been received.

**Receipt of Proxy:** Clyde Carr (1), Donald Burton (1), Garry and Jody Madsen (1), Luis Salinas Corporate Representative for Kooconusa Ranch (10).

**Confirmation of Quorum:** A total of 8 owners were present holding 3 proxy votes as well as a Representative for Kooconusa Ranch holding 10 for a total of 21/42. The ratio requirement for a quorum is 1/3. Quorum was confirmed.

**Council Elections:** Bob Roy was nominated to join Council as a Director to which he agreed. All other Board Members agreed to stand for their same positions. President, Bart Jensen, Vic President: Luis Salinas, Treasurer: Nancy McNay and Ranch Manager Gord Burns. **MOTION TO ACCEPT COUNCIL**  
Seconded. Carried.

**Additions to Agenda:**

- Michael Heth submitted two letters of concern, regarding his lots, to council.
- Outside vehicle storage
- Speeding
- Trees

**Motion to Adopt the Agenda as Amended**  
Seconded. Carried.

**Motion to Accept 2007AGM Minutes previously received**  
Seconded. Carried

**Financial Report:** Kooconusa Ranch's fiscal year is April. Financials were higher than budgeted. Strata Management has produced a Proposed Budget for 2008/2009. Strata Management has suggested an increase in strata fees.

Balance of Operating Fund: \$32,635.44 at April 30<sup>th</sup>, 2008

Balance of Contingency Reserve: \$28,055.85 at April 30<sup>th</sup>, 2008

**Old Business:**

- **Weed Control:** Staying ahead of the Noxious Weed problem is the best approach. Each lot owner is responsible for controlling the Noxious Weeds on their property. Strata Management will be responsible for the Common Area.
- **Fire Control:** Lot owners are responsible to Be Aware and Be Prepared! Let your builders know they are only allowed to burn their debris on a gravel area eg: driveway. DO NOT burn debris in the summer. Check the Fire Hazard index before lighting any kind of fire. Fire Information line at 1-888-336-7378 <http://bcwildfire.ca/>. Campfires must be in approved fire pits – Information about constructing an approved pit can be found on the Kooconusa Ranch page of the Realty Executives web site. [www.cranbrookagencies.com](http://www.cranbrookagencies.com)
- **Security:** There was a discussion regarding trespassers and placement of a camera at the gate. This idea has been put on hold. The fence from the gate may need to be extended. There is a trail from Lot #1 to Osprey Landing Property which may cause trespassing. The discussion was to either to block off the trail or leave it open as an emergency exit. Either way Council will need permission/cooperation from the owner of Lot #1 to deal with the problem.

**Reports:** Council members welcomed Realty Executives Cranbrook Agencies Real Estate (RE CARE) as the new Strata Managers.

- **Contingency Fund Report from RE CARE:** As recommended by the new Managers, Council agreed to change the Contingency Reserve Fund from a chequing account to a Savings Account under RE CARE in trust for Strata NES2930. This change is necessary to comply with the Strata Act. Strata Managers will act immediately to make this change now that they have approval.
- **Report from the Developer:**
  - a) The fire situation will be an ongoing concern. There is a new Fire Trailer on site equipped with fire smart material. Gord Burns has first response information available at any time. Please contact him and familiarize yourself with the fire emergency procedures.
  - b) The trail to Chipka Creek may possibly be more accessible by foot, ATV or bicycle if the trail is laid with limestone or paved.
  - c) A decision was made to fill in the pot holes to improve road quality.
  - d) **Stop Speeding,** Owners please communicate with your builders to slow down. They may be here doing construction but this is a residential/playground area. Children at Play speeds apply. Strata Management will have a sign made to be placed on the left hand side of the road between lot #15 and #17 to remind all users of the road to SLOW DOWN.

- e) The front entrance way is 3 years old, and in need of refinishing. In the future this will be done annually. The gate is working well and it was decided there is no need to change the codes.

**New Business:** After some discussion the Council agree to the Proposed Changes to the Bylaws as follows: *Wording Changes in Bold*

- Section 1.2 (Strata Fee Payments):  
As of **April 1<sup>st</sup>** in each Fiscal Year, each owner shall supply to the Strata Management company or the Council Treasurer with one of the following;
- Section B.35 **An owner shall not:**
  - a) 8.35 b Construct any outbuildings, such as detached garages (**unless approved in writing by council**), storage sheds, sauna sheds, wood sheds and gazebos on a strata lot;
  - b) 35.d Store more than three (3) cords of wood on a strata
  - c) 35.e Allow bulk delivery of logs on the strata lot;

**Motion to change said Bylaws**  
**Seconded. Carried.**

**Motion to Approve the Proposed 2008/2009 Budget**  
**Seconded. Carried.**

**Motion to Accept Recommended Fee Increase:** From \$90.00 to \$95.00 as of April 1<sup>st</sup>, 2008.  
**Seconded. Carried.**

**Approval for Building Plans:** Kelle Maag Law office is in control of the Compliance Account. Contact them for refunds of Deposits.

**Trees:** It is each Owners responsibility to maintain and protect their trees and keep them healthy. Contact Council before cutting, thinning or removing any trees either live or dead. Once your house plans have been approved you still need approval before removing any trees from your site. The KR motto is, Remove and Replace. Bob Roy, Gord Burns and Bart Jensen are now the Tree Committee. See them for approval.

**Date, Time and Place of Next Meeting:** To be determined later in the year as the next AGM approaches by Council/Management.

**Motion to Adjourn at 11:30.**  
**Seconded. Carried.**