

**MINUTES OF THE SPECIAL GENERAL MEETING
MOUNTAINVIEW STRATA NES 2964**

February 19th 2008 7:00 pm

Boardroom - Realty Executives Cranbrook Agencies Real Estate

Attendance: Susan Ballard, (1); Stephanie Willford, (1); Mark Sadler, (2); Cynthia Hannah, (1); Lillian Cowan, (1); Amy Duffy, (1); Sonia Mama, (1); Dave Graham (1)

Guest: Dave Bowman, Falkins Insurance

The meeting was called to order at 7:05 pm by the Strata Co-President Cynthia Hannah

Confirmation of Notices: All present confirmed they had received notice

Receipt of Proxies: Francis Seitz, (1) Tony Hickling, (1); Azmera Mamo, (1); John & Maxine Harder, (2); Hugh & Angela Williams, (1); Donny Lloyd, (1); Raymond Edinger, (1); Ronaye Matthews(2)

Confirmation of Quorum: There were a total of 9 owners present and 10 by way of proxies for a total of 19 votes out of a potential 27. Required for a quorum 1/3 which is 9 owners. A 75% vote to of those present and by proxy would require 15 votes out of 19 votes present in favour for a motion to pass.

Presentation of Concerns regarding the change in priorities from replacing sliding glass doors and windows to replacing/repair of the roof

The existing roof is tar and gravel, a better choice is torch on. The roof problem is the metal flashing, the elevator shaft and there **could** be some deterioration/compromise of the remainder.

Review and Qualifications of the 3 quotes received. 1) Reliable Roofing and Gutters; 2) Armor Roofing and 3) Total Roofing.

Strata NES 2964 can afford to replace the roof.

If Strata NES 2964 wants replace/repair the roof as soon as weather permits, Mountainview has to be put onto the roofers' schedule. If the vote is carried tonight Sharron will call the successful roofer in the morning.

Motion: **Moved and seconded: Replace/repair the roof at Mountainview as soon as weather permits.**

All in favour: Carried. Unanimously

Motion:

Moved and seconded: Contact Reliable Roofing and ask for some repair of drains to be included in his quote and then contract with Reliable Roofing to replace/repair to roof. Carried. Unanimously

Guest: Dave Bowman spoke on Strata Insurance Responsibility vs Unit Owner Insurance. Be Pro Active. Hand out given at the meeting. Copy available at Realty Executives. We still need clarification on Strata Unit "Original" construction.

Motion to Adjourn: Seconded
Carried