

**Strata Corporation KAS1411  
ANNUAL GENERAL MEETING  
Country Rhodes Clubhouse**



**HORIZON REALTY**

**Tuesday February 28, 2017  
@ 7:00 PM (sign-in 6:30 PM)**

**PROPERTY/STRATA MANAGEMENT**  
#110-1641 Commerce Ave.,  
Kelowna, B.C. V1X 8A9  
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**NOTICE TO STRATA OWNERS**

An Agenda for this meeting and supporting documents are enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

1. **PURPOSE:** To review the operation of the Strata Corporation over the past year, to adopt a budget for the upcoming year and to elect a Strata Council for the upcoming year.
2. **QUORUM:** In order to conduct business at this Annual General Meeting, at least thirty-three per cent (33%) of the persons entitled to vote must be present in person or by proxy. If a quorum is not attained within one half hour of the scheduled time of the Annual or Special General Meeting, those eligible voters in attendance at the meeting will be deemed a quorum and the meeting will proceed.
3. **VOTING:** Each Strata Lot is entitled to one (1) vote.
4. **¾ VOTE RESOLUTION:** "¾ Vote" means a vote in favour of a resolution by at least ¾ of the votes cast by eligible voters present in person or by proxy at an Annual General Meeting who have not abstained from voting.
5. **MAJORITY VOTE:** "Majority Vote" means a vote in favour of a resolution by more than 1/2 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.
6. **PROXIES:** If you are unable to attend the meeting, please complete, sign and return the enclosed proxy form to the person you have designated to hold your proxy. Proxies must be presented at registration prior to the commencement of the meeting. An instrument appointing a proxy shall be in writing under the hand of his appointee or attorney, the person appointed as a proxy need not be an Owner.

**DELIVERY DATE: February 8, 2017**

**Strata Corporation KAS1411  
ANNUAL GENERAL MEETING  
Country Rhodes Clubhouse  
Tuesday February 28, 2017  
@ 7:00 PM (sign-in 6:30 PM)**

**AGENDA**

1. **Certify Proxies, Corporate representatives, and issue voting cards.**
2. **Determine a Quorum / Call Meeting to Order**
3. **Elect a Chairperson, if necessary**
4. **Present Proof of Notice or Waiver of Notice**
5. **Approval of Agenda**
6. **Approval of The Minutes: March 2, 2016 Annual General Meeting (attached).**
7. **Unfinished business**
8. **Reports:**
  - a. **Council Report (attached)**
  - b. **Report on Insurance (attached)**
  - c. **Report on Financial Position (attached)**

9. **Ratify any new Rules:**

At the April 7, 2016 Council meeting, strata council approved amendments to the RV Park Rules/Storage Compound Rules as shown on the attached sheet. These amendments came into effect immediately but now need to be ratified at this general meeting. Please note that the majority of these amendments were approved in February 2014 but unfortunately were not ratified at a previous general meeting. Specifically the rules that were added/amended are Rules #1, #5, #6 and #8.

**BE IT THEREFORE RESOLVED** as a majority vote resolution of the Owners, Strata Corporation KAS1411, Country Rhodes to rescind all previous RV Park Rules/Storage Compound Rules and to approve those on the attached Appendix A.

10. **Approve the Operating budget for the coming year as proposed (Attached) (Majority Vote)**
11. **New Business**

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@ 7:00 PM (sign-in 6:30 PM)**

**a. Special Resolution #1 – Bylaw amendment:**

**BE IT THEREFORE RESOLVED** as a  $\frac{3}{4}$  vote resolution of the Owners, Strata Corporation KAS1411, Country Rhodes to amend Bylaw #11 as follows:

**From:** "Owners shall not park any motor vehicle upon any access roadways in the development and shall restrict parking of any motor vehicle owned or operated by the owner to the confines of the strata lot or the designated RV storage area."

**To:** "Residents shall not park any motor vehicle upon any access roadways in the development and shall restrict parking of any motor vehicle owned or operated by the resident to the confines of the strata lot or the designated RV/Vehicle storage area."

**b. Special Resolution #2**

**BE IT THEREFORE RESOLVED** as a  $\frac{3}{4}$  vote resolution of the Owners, Strata Corporation KAS1411, Country Rhodes, to opt out of the requirement to obtain a depreciation study.

**12. Election of Council: Nominations Accepted from the Floor**

**13. Termination of Meeting**



KAS 1411 ANNUAL GENERAL MEETING

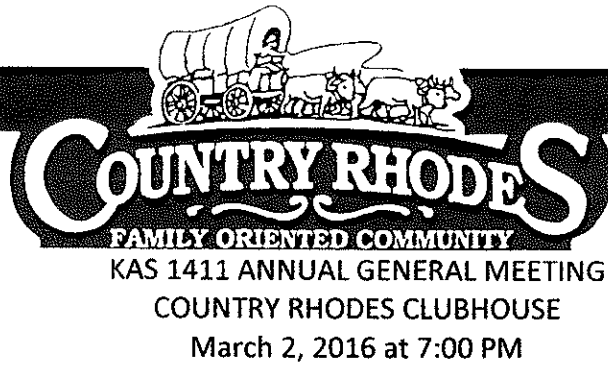
COUNTRY RHODES CLUBHOUSE

March 2, 2016 at 7:00 PM

## MINUTES

1. **Certify Proxies, Corporate representatives, and issue voting cards.** Council members Judith Amos and Marina De Luca certified proxies and distributed voting cards.
2. **Determine a Quorum / Call Meeting to Order:** Be it noted that there were 48 owners present, 29 in person and 19 by proxy which constitutes a quorum. **The meeting was called to order at 7:00 PM.**
3. **Elect a Chairperson, if necessary:** The meeting was chaired by Ken Schwartz, President.
4. **Present Proof of Notice or Waiver of Notice:** The Strata Manager presented the notice of meeting dated and distributed on or before February 11, 2016 (incorrectly stated as February 11, 2015 due to a typographical error) as proof of notice of this meeting.
5. **Approval of Agenda:** SL18 made a motion to approve the agenda as presented. Seconded by SL39. **Approved by majority vote.**
6. **Approval of the minutes of the March 1, 2015 Annual General Meeting:** SL101 made a motion to approve the minutes as presented in the Notice of Meeting. Seconded by SL7. **Approved by majority vote.**
7. **Unfinished Business:** None at the time of the meeting.
8. **Reports:**
  - a. **Council Report:** The President's report was attached to the Notice of Meeting.
  - b. **Report on Insurance:** The property insurance is in the amount of \$1.2 million for the upcoming year and liability insurance is \$5 million. A copy of the insurance coverage was attached to the Notice of Meeting for your review as directed by the Strata Property Act.
  - c. **Financial Report:** The 2015 financial statements were presented to the ownership by Mike Makin, Strata Manager. The current balance of the Contingency Reserve Fund as of December 31st, 2014 was \$102,980 and the balance at the end of the coming year will be approximately \$123,000 assuming no emergency or other withdrawals.

SL48 made a motion to accept the above three reports as presented. Seconded by SL132. **Approved by majority vote.**



**NOTE:** 2 more owners arrived at this time bringing the total to 50

9. **Ratify any new rules:** There are no new rules to ratify at this meeting.

**10. Approval of 2015 Operating Budget as proposed:**

SL39 made a motion to adopt the budget for 2016 as presented. Seconded by SL75. **Approved by a very clear majority.**

**11. New Business:**

a. **Special Resolution #1**

**BE IT THEREFORE RESOLVED** as a  $\frac{3}{4}$  vote resolution of the Owners, Strata Corporation KAS1411, Country Rhodes, to opt out of the requirement to obtain a depreciation study.

SL74 made a motion to approve Special Resolution #1. Seconded by SL101. 50 were in favour. 0 opposed. 0 abstentions. **Carried.**

b. **General Business:** An owner brought up the issue of kids playing in an unsafe manner on the eavestroughs, near the air conditioning units and near the stairwell at the clubhouse. After a short discussion it was decided that the new strata council will put this topic on the agenda for a future strata council meeting.

**12. Election of Council: Nominations Accepted from the Floor:** The following councilors permitted their names to stand for a further year: Judith Amos SL9.

SL62 nominated Terrance Coderre SL63, SL101 nominated Karl Dobson SL46, SL39 nominated Kelly Pritchard SL52, SL74 nominated Barb Schonfeld SL101, SL100 nominated Kim Donn SL102. SL102 nominated Carla Andres SL105, SL101 nominated Angela Cutt SL100, SL74 nominated Katie Pollock SL24, SL63 nominated Amy Wentworth SL42.

SL132 made a motion for nominations to cease. Seconded by SL18. **Approved by majority vote.**

An election was held by secret ballot with Ken Schwartz SL74 and Jan Taylor SL75 acting as scrutineers. There are ten candidates for the seven available spots on council. The Strata Manager pointed out that a candidate will have to receive more than 50% of the eligible votes on the ballots cast to serve on council



KAS 1411 ANNUAL GENERAL MEETING  
COUNTRY RHODES CLUBHOUSE  
March 2, 2016 at 7:00 PM

After the voting the scrutineers reported that 48 votes were cast. The following seven candidates received more than 50% and were the top seven in votes received:

Judith Amos SL9, Terrance Coderre SL63, Karl Dobson SL46, Kelly Pritchard SL52, Barb Schonfeld SL101, Angela Cutt SL100 and Amy Wentworth SL42.

Welcome the new Strata Council of Country Rhodes for 2016.

SL123 made a motion to destroy the ballots after the meeting. Seconded by SL39. **Approved by majority vote.**

**13. Termination of Meeting:** The meeting was terminated at 8:12 PM.

Immediately after the AGM a short meeting of the new council was held to elect officers and directors. They are as follows:

President:	Karl Dobson SL46
Vice President:	Terrance Coderre SL63
Secretary:	Barb Schonfeld SL101
Treasurer:	Judith Amos SL9
Directors:	Kelly Pritchard SL52, Amy Wentworth SL42 and Angela Cutt SL100.

The next meeting of the Strata Council will be held on Wednesday, March 9, 2016 at 6:30 PM.



1/27/2017

Karl Dobson  
Presidents' report  
Country Rhodes

**Members of our community,**

I hope this report finds you all well. I want to thank you for allowing me and the other council members the opportunity to serve and represent all the owners of our community this year. We had a busy year with a number of events that occurred in our community we as council would like to highlight.

In the spring we were able to get the cedars around our pool and clubhouse trimmed and leveled, council members along with the pool manager were able to install the bird nets this year. It was a great success with fewer birds and less mess in the pool area which meant less cleaning and a lower cost to maintain the pool.

We then moved along to Easter where we had a community Easter egg hunt and the turnout was good, up from last year.

We were able to get the entrance to Postill landscaped with rocks and the appearance of this area has improved.

Two new air conditioners were installed at the clubhouse with funds that were approved and set aside and budgeted for by the previous council. These units should prove more efficient than the previous units.

We had two water main breaks: one at the entrance to Spencer, and one the path to the green space on Spencer road that were the responsibility of GEID to remedy-which they did and they cleaned up the mess and restored the areas.

At Halloween an open house was held at the clubhouse for all the parents and children to warm up and grab a coffee or hot chocolate and the kids were offered treats. Turnout was great and everyone appreciated the opportunity to come inside, warm up, and relax.

After Halloween, noting that the path from Spencer to Postill was very dark, we purchased motion sensor solar lights and installed them along the path so that people walking up and down would have a lighted walkway.

We were also able to get quotes and have the clubhouse painted and it looks quite refreshed. Hopefully, in the coming year we would like to address the flooring.

Despite all of these events and jobs that were done, we have great news! Due to a 16 k surplus in our budget, strata fees will not be going up this year. I want to thank our strata management company, Coldwell Banker, represented

by Mike Makin for his insight, and experience, and the rest of council as we did what we need to do to keep things running smoothly in the community without overspending.

One area that needs our attention is our water. Last year our water usage cost the community 87,000.00, out of a 220,000 budget. This represents about 40% of our strata fee. The interesting part of this is that we now control our destiny to an extent. If we can find ways to reduce our water usage, we are no longer under a minimum usage fee per quarter. So if we use less water, it will cost less, whereas in the past there was a basic 'allocation' we were charged, regardless of usage and then we paid more if we exceeded the allocation. So, I would suggest we all make sure items inside and outside are homes are not leaking water (sprinkler systems, etc.), or wasting extra water and we may be able to reduce our water bill. Currently we are paying just under 650.00 per household for our water which is pretty high. I think we can do better.

In closing, we had a great year on council with 7 members who remained with council for the entire year, and this allowed us to brainstorm and implement a lot of necessary repairs/maintenance. We had great discussions, we had our agreements and disagreements, but we moved forward united in almost every decision. We had a great team and a good balance around the table representing all of the owners of our community. This is my fourth year on council with a break in between as we added a new member to our family. This is now my third stint as president. I am planning to stay on council in the coming year and I am willing to stand as president again. I am very thankful to each member of the council for their support and their excellent participation. We do look forward to some new faces on council, and welcome anyone who wishes to serve the community to run, and would always welcome energy and new ideas on how to better our community.

Thank you it has been my pleasure to serve you, the owners, and my fellow council members.

Sincerely,

Karl Dobson





**Western**  
FINANCIAL GROUP

2025 Harvey Avenue, Kelowna, BC V1Y6G6  
Phone: (250) 762-2217 Toll Free 1-800-667-2217  
FAX: (250) 762-4641  
Email: lisa.jabbusch@westernfg.ca

**STRATA CORPORATION GENERAL INFORMATION  
PREPARED FOR STRATA KAS 1411 KNOWN AS COUNTRY RHODES**

This is a summary only and the terms and conditions of the actual policy would apply. For further information please contact Lisa Jabbusch by phone at (250) 762-2217 or 1-800-667-2217 or email, lisa.jabbusch@westernfinancialgroup.net.

Your Strata Corporation insurance policy includes coverages for all commonly owned property and liability. We would like you to understand the various items that are insured under your master policy and those items, which require your personal attention.

**ALL PROPERTY INSURANCE**

The Strata Corporation master policy provides coverage for the commonly owned property, based on the original plans filed with the strata plan in the Land Titles Offices. Included are any common areas, structures etc. as well as additions and alterations made at the expense of the Strata Corporation.

**LIABILITY INSURANCE**

The liability coverage applies to the common area property, owned by the Strata Corporation. Your personal policy would respond to claims against you individually. You also require liability protection under your own individual policy as it provides a broader worldwide personal protection that the strata policy is not designed to handle.

**STRATA CORPORATION INSURANCE COVERAGE INFORMATION  
Effective: July 11, 2016 to July 11, 2017**

Insurance Coverages:		Insurance Deductibles:	
Property Limit:	\$1,244,000	Property Deductible:	\$ 1,000
		Water Damage Deductible:	\$ 2,500
Commercial General Liability:	\$5,000,000	Sewer Backup Deductible:	\$ 2,500
Coldwell Banker		Flood Coverage Deductible:	\$ 10,000
Included as an additional insured		Earthquake Deductible:	10%
Directors & Officers Liability:	\$2,000,000	(of the property sum insured)	
		Commercial General Liability Deductible	\$ 1,000
Boiler/Machinery Coverage:	\$1,244,000	Directors & Officers Liability Deductible	\$ 1,000
		Boiler/Machinery Deductible:	\$ 500

**2025 Harvey Ave., Kelowna, BC V1Y 6G6  
Phone: (Central Switchboard for all Branches) 762-2217 or 1-800-667-2217**

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## STRATA LOT OWNERS GENERAL INFORMATION

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### WHAT YOU NEED TO INSURE INDIVIDUALLY

- Traditional Homeowners Package including Building & Personal contents owned by yourself and your family, including Furnishings, Appliances, Etc..... You are responsible for property owned individually.
- Replacement Cost Coverage
- Sewer Backup
- **Bare Land Condominium Endorsement – covering Loss Assessment Coverage**
- Personal Liability
- Debris Removal must also be included in your limit of insurance.

Therefore you must ensure your limit of insurance is adequate to cover these costs.

**Due to the recent court cases regarding Strata Deductibles as well as the fact that most Strata Corporations have adopted Bylaws which make the unit owners responsible for the Strata Corporation Deductibles, you want to make sure that as a unit owner, your insurance policy includes this coverage.**

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2025 Harvey Ave., Kelowna, BC V1Y 6G6

Phone: (Central Switchboard for all Branches) 762-2217 or 1-800-667-2217

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**Balance Sheet (Accrual)  
Country Rhodes [12] - (kas1411)  
December 2016**

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12:41 PM

ASSETS

CURRENT ASSETS

Petty Cash	500.00
General Bank Account	58,937.98
Contingency Reserve Fund	123,677.44
RV Fund Bank Account	421.33
Strata Fees Receivable	1,837.69
Prepaid Insurance	<u>2,238.46</u>
TOTAL CURRENT ASSETS	<u>187,612.90</u>
TOTAL ASSETS	187,612.90

LIABILITIES & EQUITY

CURRENT LIABILITIES

Accounts Payable	<u>19,855.45</u>
TOTAL CURRENT LIABILITIES	19,855.45
CONTINGENCY RESERVE	
Contingency Reserve Opening Balance	102,980.35
Contingency Reserve - Interest Earned	133.05
Contingency Reserve YTD Appropriations	<u>20,564.04</u>
TOTAL CONTINGENCY RESERVE	123,677.44
SHAREHOLDERS EQUITY	
Retained Earnings	<u>44,080.01</u>
TOTAL SHAREHOLDERS EQUITY	<u>44,080.01</u>
TOTAL LIABILITIES & EQUITY	187,612.90

- AMENDED -

Janet McDonald  
Managing Broker  
Coldwell Banker Horizon Realty  
Property Management Division

Janet McDonald

**Budget Comparison Cash Flow (Accrual)  
Country Rhodes [12] - (kas1411)  
December 2016**

Prepared For:  
All Owners

Prepared By:  
Coldwell Banker Property Management  
110 - 1641 Commerce Ave.  
Kelowna, BC V1X 8A9

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>REVENUE</b>									
Residential Fees/Strata Fees	16,625.00	16,625.00	0.00	0.00	199,500.00	199,500.00	0.00	0.00	199,500.00
Other Income	250.00	41.63	208.37	500.5	1,810.27	500.00	1,310.27	262.0	500.00
Clubhouse Rentals Fees	70.00	66.63	3.37	5.06	870.00	800.00	70.00	8.75	800.00
Parking Income	130.00	250.00	-120.00	-48.00	2,865.00	3,000.00	-135.00	-4.50	3,000.00
Interest Income	0.00	33.37	-33.37	-100.0	16.88	400.00	-383.12	-95.78	400.00
Transfer from Surplus	1,833.37	1,833.37	0.00	0.00	22,000.00	22,000.00	0.00	0.00	22,000.00
<b>TOTAL REVENUE</b>	<b>18,908.37</b>	<b>18,850.00</b>	<b>58.37</b>	<b>0.31</b>	<b>227,062.15</b>	<b>226,200.00</b>	<b>862.15</b>	<b>0.38</b>	<b>226,200.00</b>
<b>EXPENSES</b>									
<b>UTILITIES</b>									
Water	19,420.85	7,166.63	-12,254.22	-170.9	91,089.90	86,000.00	-5,089.90	-5.92	86,000.00
Garbage	0.00	33.37	33.37	100.0	434.13	400.00	-34.13	-8.53	400.00
Electricity	0.00	333.37	333.37	100.0	2,282.06	4,000.00	1,717.94	42.95	4,000.00
Natural Gas	155.32	458.37	303.05	66.11	3,933.02	5,500.00	1,566.98	28.49	5,500.00
<b>TOTAL UTILITIES</b>	<b>19,576.17</b>	<b>7,991.74</b>	<b>-11,584.43</b>	<b>-144.9</b>	<b>97,739.11</b>	<b>95,900.00</b>	<b>-1,839.11</b>	<b>-1.92</b>	<b>95,900.00</b>
<b>INSURANCE</b>									
Insurance	373.09	333.37	-39.72	-11.91	4,128.02	4,000.00	-128.02	-3.20	4,000.00
<b>TOTAL INSURANCE</b>	<b>373.09</b>	<b>333.37</b>	<b>-39.72</b>	<b>-11.91</b>	<b>4,128.02</b>	<b>4,000.00</b>	<b>-128.02</b>	<b>-3.20</b>	<b>4,000.00</b>
<b>ADMINISTRATION</b>									
Management Fees	1,890.00	1,925.00	35.00	1.82	22,680.00	23,100.00	420.00	1.82	23,100.00
Bank Charges	15.00	15.00	0.00	0.00	180.00	180.00	0.00	0.00	180.00
Salaries	1,230.72	2,083.37	852.65	40.93	25,202.93	25,000.00	-202.93	-0.81	25,000.00
Office Expenses	48.50	83.37	34.87	41.83	1,338.20	1,000.00	-338.20	-33.82	1,000.00
Professional Consulting Fees	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
<b>TOTAL ADMINISTRATION</b>	<b>3,184.22</b>	<b>4,190.11</b>	<b>1,005.89</b>	<b>24.01</b>	<b>49,401.13</b>	<b>50,280.00</b>	<b>878.87</b>	<b>1.75</b>	<b>50,280.00</b>
<b>LAND &amp; LOT</b>									
Land & Lot General	80.75	1,458.37	1,377.62	94.46	8,885.37	17,500.00	8,614.63	49.23	17,500.00
Snow & Ice Maintenance	4,055.62	833.37	-3,222.25	-386.6	8,922.37	10,000.00	1,077.63	10.78	10,000.00
<b>TOTAL LAND &amp; LOT</b>	<b>4,136.37</b>	<b>2,291.74</b>	<b>-1,844.63</b>	<b>-80.49</b>	<b>17,807.74</b>	<b>27,500.00</b>	<b>9,692.26</b>	<b>35.24</b>	<b>27,500.00</b>
<b>EXTERIOR R &amp; M</b>									
Repairs & Maintenance : General	0.00	833.37	833.37	100.0	5,412.52	10,000.00	4,587.48	45.87	10,000.00
Fence Repair & Painting	0.00	208.37	208.37	100.0	0.00	2,500.00	2,500.00	100.0	2,500.00
<b>TOTAL EXTERIOR R &amp; M</b>	<b>0.00</b>	<b>1,041.74</b>	<b>1,041.74</b>	<b>100.0</b>	<b>5,412.52</b>	<b>12,500.00</b>	<b>7,087.48</b>	<b>56.70</b>	<b>12,500.00</b>
<b>RECREATION/COMMON</b>									
Pool Maintenance	0.00	333.37	333.37	100.0	3,601.56	4,000.00	398.44	9.96	4,000.00
Clubhouse Maintenance	53.56	900.00	846.44	94.05	10,590.81	10,800.00	209.19	1.94	10,800.00
<b>TOTAL RECREATION</b>	<b>53.56</b>	<b>1,233.37</b>	<b>1,179.81</b>	<b>95.66</b>	<b>14,192.37</b>	<b>14,800.00</b>	<b>607.63</b>	<b>4.11</b>	<b>14,800.00</b>
<b>MISCELLANEOUS</b>									
Miscellaneous	0.00	54.63	54.63	100.0	987.07	656.00	-331.07	-50.47	656.00
<b>TOTAL MISCELLANEOUS</b>	<b>0.00</b>	<b>54.63</b>	<b>54.63</b>	<b>100.0</b>	<b>987.07</b>	<b>656.00</b>	<b>-331.07</b>	<b>-50.47</b>	<b>656.00</b>
<b>CONTINGENCY RESERVE FUND</b>									
Contingency Fee	1,713.67	1,713.63	-0.04	0.00	20,564.04	20,564.00	-0.04	0.00	20,564.00
<b>TOTAL CONTINGENCY</b>	<b>1,713.67</b>	<b>1,713.63</b>	<b>-0.04</b>	<b>0.00</b>	<b>20,564.04</b>	<b>20,564.00</b>	<b>-0.04</b>	<b>0.00</b>	<b>20,564.00</b>
<b>TOTAL EXPENSES</b>	<b>29,037.08</b>	<b>18,850.33</b>	<b>-10,186.75</b>	<b>-54.04</b>	<b>210,232.00</b>	<b>226,200.00</b>	<b>15,968.00</b>	<b>7.06</b>	<b>226,200.00</b>
<b>NET INCOME</b>	<b>-10,128.71</b>	<b>-0.33</b>	<b>-10,128.38</b>	<b>3,069.</b>	<b>16,830.15</b>	<b>0.00</b>	<b>16,830.15</b>	<b>0</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>									
Strata Fees Receivable	-595.00	0.00	-595.00	0	-239.01	0.00	-239.01	0	0.00



**KAS 1411 COUNTRY RHODES**  
**January 1, 2017 to December 31, 2017**

<b>Revenue</b>	<b>Budget 2016</b>	<b>Actual 2016</b>	<b>Budget 2017</b>
Strata Fees	199,500	199,500	199,500
R/V Parking	3,000	2,865	3,000
Surplus from last year	22,000	22,000	16,000
Other income (fines/late fees)	500	1,810	500
Clubhouse rentals	800	870	800
Interest Income	400	17	200
<b>Total Revenue</b>	<b>226,200</b>	<b>227,062</b>	<b>220,000</b>

**Expenses**

<b>UTILITIES</b>			
Water	86,000	91,090	90,000
Garbage	400	434	500
Electricity	4,000	2,282	3,000
Natural Gas	5,500	3,933	5,000
Subtotal	95,900	97,739	98,500

<b>INSURANCE</b>	<b>4,000</b>	<b>4,128</b>	<b>4,500</b>
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<b>ADMINISTRATION</b>			
Management Fees	23,100	22,680	25,200
Bank Charges	180	180	180
Salaries	25,000	25,203	26,000
Office Expenses	1,000	1,338	1,000
Professional Consulting Fees	1,000	-	1,000
Subtotal	50,280	49,401	53,380

<b>LAND &amp; LOT</b>			
Land & Lot General	17,500	8,885	8,000
Snow Removal	10,000	8,922	10,000
Subtotal	27,500	17,807	18,000

<b>EXTERIOR R &amp; M</b>			
Repairs & Maintenance General	10,000	5,413	10,000
Fence repair and painting	2,500	-	2,500
Subtotal	12,500	5,413	12,500

<b>RECREATION/COMMOM</b>			
Pool Maintenance	4,000	3,602	4,000
Clubhouse Maintenance	10,800	10,591	8,300
Subtotal	14,800	14,193	12,300

Miscellaneous	656	987	820
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<b>Expense Sub Total</b>	<b>205,636</b>	<b>189,668</b>	<b>200,000</b>
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Transfer to Contingency	20,564	20,564	20,000
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<b>Total Expenses</b>	<b>226,200</b>	<b>210,232</b>	<b>220,000</b>
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<b>Net Surplus/(Deficit)</b>	<b>\$ 0</b>	<b>\$ 16,830.40</b>	<b>\$ -</b>
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Strata Property Act  
Form A  
Proxy Appointment  
(Section 56)

**Re: Strata Lot \_\_ Unit# \_\_ of Strata Plan KAS1411**

*[Check only one]*

**1. \_\_ General Proxy**

I/We \_\_\_\_\_ the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy beginning \_\_\_\_\_ (dd/mm/yr) until \_\_\_\_\_ (dd/mm/yr).

**2. \_\_ Proxy for a specific meeting**

I/We \_\_\_\_\_ the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy for the meeting to be held on \_\_\_\_\_ (dd/mm/yr).

**3. \_\_ Proxy for a specific resolution**

I/We \_\_\_\_\_ the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint \_\_\_\_\_ to act as my/our proxy with regard to the following resolution: *(indicate Special Resolution number from the Agenda)*

Limitations on Proxy, if any

Date: \_\_\_\_\_ (month/day/year)

Signature of Owner/Tenant/Mortgagee \_\_\_\_\_

Signature of Owner/Tenant/Mortgagee \_\_\_\_\_



**Strata Corporation KAS1411  
RULES  
07 April, 2016**

**RV Park Rules/Storage Compound Rules**

**Rules and regulations of the Common Property commonly known as the RV and Car Storage Compound hereafter referred to as the Storage Compound (SC)**

1. A User is defined as a Country Rhodes resident (owner or tenant) or a Country Rhodes owner who is registered with the RV Manager.  
  
Any strata lots whose owner is utilizing the Storage Compound (for self or tenant) must be in good standing with no unpaid strata fees, fines or levies or such user will forfeit the right and usage of the storage compound. A non-owner user must reside in Country Rhodes during the entire time of the usage and upon ceasing to be a resident of Country Rhodes such user will forfeit the right and usage of the storage compound and must remove all items within 10 days of ceasing to be a resident. (amended 07 April, 2016)
2. Country Rhodes Strata Corporation does not assume any liability for any items stored in the SC. All insurance is the responsibility of the user and Country Rhodes Strata Corporation does not provide insurance for contents stored in the SC. All users do so at their own risk. All vehicles must carry storage insurance and RV manager may require proof of same.
3. A copy of the Rules and regulations of the Common Property (CP) commonly known as the RV and Car Storage Compound, and a site map will be provided to each user by the RV manager upon signing the user agreement and payment of user fees.
4. Stalls will be assigned by RV manager and clearly marked on a site map, a copy of which will go to the user. There will be only one user per stall.
5. An annual fee per stall per user shall be collected by the RV Manager or may be levied against the lot of the user and will be due and payable in January of each year for the year in advance. The charge shall be for the term beginning from February 01 to January 31 or any part thereof. Only registered users of the SC shall bear the cost of the fee. There will be no refunds or pro-rating of the annual fee. Annual fees may be adjusted by a vote of council. Failure to pay for site rental may result in removal of property. An additional fee of \$50.00 will be charged if payment not received by March 1st. (amended 07 April, 2016)
6. Only one key will be allowed per strata lot. A one-time refundable deposit of \$25 shall be levied upon acceptance of the key by either a Country Rhodes Owner (resident or non-resident) or a current Country Rhodes resident and assignment of a stall by the the RV Manager. This deposit will be refunded upon termination of usage agreement when the key is returned to the RV Manager. The amount of the key deposit is subject to change by a vote of Council. Reproduction of keys is strictly forbidden and will result in immediate forfeiture of usage of the storage compound. A non refundable \$100.00 fee will be charged for a replacement key. (amended 07 April, 2016)



## RV Park Rules/Storage Compound Rules

7. All items in the SC must be the legal property of the user, and/or legally registered to the user.
8. A maximum of 3 concurrent stalls, if available, shall be allowed per strata lot. In the event there are no available stalls, a wait list will be instituted for stalls. (amended 07 April, 2016)
9. All users will be required to maintain the stall and keep it clear of weeds and debris in a clean and orderly fashion. Failure to comply will result in the cleaning of the stall at the direction of the RV Manager at a minimum charge of \$30 per stall to be charged to the user. Any costs for soil decontamination due to chemical or oil spills caused by the user will be at the full cost of the user.
10. All users will comply with RV manager's specified methods of storage. The RV manager will supply the descriptions of methods of storage on request. Users must ensure that all items be stored safely and securely. Any item deemed not to be stored in a safe and secure manner will be reported to the user and the user will have five days to comply with securing the item. The RV manager must be satisfied with the compliance.
11. Failure to comply with these Rules may result in bylaw fines. In addition to these fines, items not registered with the RV Manager, unpaid site usage, or usage in violation of these rules shall be removed and towed to a designated towing and storage facility at the owner's expense and liability. Such company will be posted at the SC entrance. Only the RV Manager, the Strata Council President, and a predetermined Council member shall be authorized to forcibly have any item removed from the SC.



**Strata Corporation KAS1411  
RULES  
07 April, 2016**

**Clubhouse Rules for General Use**

1. Registered users are responsible for the actions of their guests.
2. Leave everything as you found it or better.
3. No smoking inside, or outside within 3 meters of any doorway or open window.
4. Dirty footwear is to be left outside or removed just inside the door.
5. Report any damages or deficiencies to the manager.
6. Ensure all windows and doors are closed and locked when leaving.
7. Turn off all lights.
8. A rental rate of \$10.00 per hour shall apply for the exclusive use of the facility by owners where there is no door charge for attendees, and \$20.00 per hour for the exclusive use by owners where there is a door charge for attendees.
9. Children under the age of 16 entering the clubhouse must be accompanied by an adult.

**Clubhouse is open from 6 a.m. - 11 p.m. No overnight use is permitted.**

Rental agreement rules shall apply.

**Pool Rules**

1. No lifeguard on duty. Use at your own risk.
2. Shower before entering pool.
3. No animals in pool or on pool deck.
4. No food or drink in pool or on pool deck (*plastic bottled water is permitted*).
5. No diving.
6. No scooters, skate boards, bicycles, roller blades, etc. allowed on pool deck.
7. No swearing, yelling, or coarse language.
8. No smoking on pool deck.
9. Pool toys should not interfere with others' enjoyment of the pool.
10. Children under 13 accompanied by an Adult.
11. No persons with open sores, bandages, discharging ears, eyes, noses or head colds allowed in pool
12. No running, fighting, or other conduct likely to cause an accident.
13. Bathing load 53 persons.
14. For Emergency Assistance call 911. For pool concerns call Pool manager.

**Pool hours 6:00 a.m. - 11:00 p.m.**

**Failure to adhere to these rules may result in warnings, fines and having one's pass revoked.  
Anyone caught having committed an act of vandalism will automatically have pool privileges**

**revoked for the season and will need to make restitution. Reinstatement of pool privileges will only be provided with the agreement of council.**