



KAS 1411 ANNUAL GENERAL MEETING
COUNTRY RHODES CLUBHOUSE
February 28, 2017 at 7:00 PM

MINUTES

1. **Certify Proxies, Corporate representatives, and issue voting cards.** Council members Kim Donn and Angela Cutt certified proxies and distributed voting cards.
2. **Determine a Quorum / Call Meeting to Order:** Be it noted that there were 49 owners present, 33 in person and 16 by proxy which constitutes a quorum. **The meeting was called to order at 7:01 PM.**
3. **Elect a Chairperson, if necessary:** The meeting was chaired by Karl Dobson, 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 8, 2017 as proof of notice of this meeting.
5. **Approval of Agenda:** SL39 made a motion to approve the agenda as presented. Seconded by SL101. **Approved by majority vote.**
6. **Approval of the minutes of the March 2, 2016 Annual General Meeting:** SL48 made a motion to approve the minutes as presented in the Notice of Meeting. Seconded by SL9. **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 fiscal year-end financial statements were presented to the ownership by Mike Makin, Strata Manager. The current balance of the Contingency Reserve Fund as at year end was \$123,677 and the balance at the end of the coming year will be approximately \$144,000 assuming no emergency or other withdrawals.

SL42 made a motion to accept the above three reports as presented. Seconded by SL63. **Approved by majority vote.**



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9. **Ratify any new rules:**

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.

SL48 made a motion to approve the above resolution. Seconded by SL46. **Approved by a clear majority.**

10. **Approval of Operating Budget as proposed (majority vote):**

SL123 made a motion to adopt the budget for the coming year as presented. Seconded by SL92. **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 amend Bylaw #11 as follows:

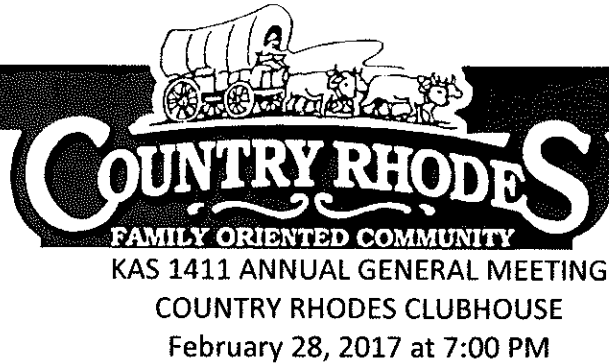
From: "Owners shall not park any motor vehicle upon any access roadways in the development and shall restrict parking of any motor vehicle owned or operated by the owner to the confines of the strata lot or the designated RV storage area."

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."

SL55 made a motion to approve Special Resolution #1. Seconded by SL39. 49 were in favour. 0 opposed. 0 abstentions. **Carried.**

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.



SL53 made a motion to approve Special Resolution #2. Seconded by SL40. 48 were in favour. 1 opposed. 0 abstentions. **Carried.**

12. Election of Council: Nominations Accepted from the Floor: The following six councilors permitted their names to stand for a further year: Judith Amos SL9, Terance Coderre SL63, Angela Cutt SL100, Karl Dobson SL46, Kim Donn SL102 and Barb Schonfeld SL101.

SL101 nominated Kevin Kraft SL42, SL100 nominated Michelle Appleton SL39.

SL46 made a motion for nominations to cease. Seconded by SL63. **Approved by majority vote.**

An election was held by secret ballot with Cheri Hekkert SL53 and Jan Taylor SL75 acting as scrutineers. There are eight candidates for the seven available spots on council. The Strata Manager pointed out that a candidate would have to receive more than 50% of the eligible votes on the ballots cast to serve on council. The Strata Manager also reported that the kitchen was designated as a private room where any owners can go one at a time if they wished to vote in complete privacy.

After the voting the scrutineers reported that 49 votes were cast. The following seven candidates received more than 50% and were the top seven in votes received:

Judith Amos SL9, Terance Coderre SL63, Karl Dobson SL46, Kevin Kraft SL42, Barb Schonfeld SL101, Angela Cutt SL100 and Kim Donn SL102.

Welcome the new Strata Council of Country Rhodes for the coming year. Departing council member Kelly Pritchard was thanked for her contributions during her tenure on council.



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SL9 made a motion to destroy the ballots after the meeting. Seconded by SL53. **Approved by majority vote.**

13. Termination of Meeting: The meeting was terminated at 8:28 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:	Terance Coderre SL63
Secretary:	Barb Schonfeld SL101
Treasurer:	Judith Amos SL9
Directors:	Kevin Kraft SL42, Kim Donn SL102 and Angela Cutt SL100.

The next council meeting will be held on Thursday April 6, 2017 at 7:00 PM in the clubhouse.



**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.