



KAS 1411 ANNUAL GENERAL MEETING  
COUNTRY RHODES CLUBHOUSE  
February 27, 2018 at 7:00 PM

## MINUTES

1. **Certify Proxies, Corporate representatives, and issue voting cards.** Mike Makin, strata manager along with council members Terance Coderre and Kevin Kraft certified proxies and distributed voting cards.
2. **Determine a Quorum / Call Meeting to Order:** Be it noted that there were 55 owners present, 28 in person and 27 by proxy which constitutes a quorum. **The meeting was called to order at 7:02 PM.**
3. **Elect a Chairperson, if necessary:** The meeting was chaired by Terance Coderre, 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 7, 2018 as proof of notice of this meeting. It is noted that the date at the bottom of the Notice says February 7, 2017 and this is a simple typographical error.
5. **Approval of Agenda:** SL12 made a motion to approve the agenda as presented. Seconded by SL7. **Approved by majority vote.**
6. **Approval of the minutes of the February 28, 2017 Annual General Meeting:** SL42 made a motion to approve the minutes as presented in the Notice of Meeting. Seconded by SL12. **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 \$1.3 million for the upcoming year and liability insurance is \$5 million. Director's and Officer's liability is \$2 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 \$143,894 and the balance at the end of the coming year will be approximately \$164,000 assuming no emergency or other withdrawals.



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**9. Ratify any new rules:**

The strata manager stated that there were no new rules to ratify. An owner responded that there was one rule amended during the year and the new council will look into this at the first council meeting.

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

SL9 made a motion to adopt the budget for the coming year as presented. Seconded by SL67.  
**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.

SL99 made a motion to approve Special Resolution #1. Seconded by SL20. **Approved by a clear 75% plus margin.**

**b. Council member Kevin Kraft passed on information that he had learned on a couple of topics as follows:**

Kangaroo Farm Updates:

Caroline and the Kangaroo Farm are in the midst of the initial planning phases to move the farm across from 6100 Old Vernon. She wanted to begin communication early as they start to go through the many steps they need for operation approval. They are communicating with the City, RDCO, and the ALR Board for approvals and a more structured plan for the park's transition. Caroline will do her best to keep strata updated on the farm and information will be passed on to owners as we receive new information.

RDCO/City Flooding Concerns:



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The RDCO and City are highly concerned about flooding this spring as there is a high snowpack and what looks to be a fast transition into spring-like temperatures. Many community members have voiced their concern to strata and the RDCO already but are urged to continue contacting the City (As we are a Kelowna community) and the RDCO about concerns or ideas to help mitigate future flooding issues. Homeowners are asked to keep their eyes on the park and creek levels. Strata will inform owners if sand and supplies are dropped off in the coming weeks for early preparations. Please remain off park property as the RDCO still deem it unsafe and hope to reopen in summer 2018.

**12. Election of Council: Nominations Accepted from the Floor:** The following three councilors permitted their names to stand for a further year: Judith Amos SL9, Terance Coderre SL63 and Kevin Kraft SL42.

SL101 nominated Peter MacDonald SL68

SL52 nominated Steve Walsh SL67

SL42 nominated Ryan Baxter SL108

SL100 nominated Barb Schonfeld SL101

SL67 nominated Angela Cutt SL100

SL71 nominated Cam Lowther SL12

SL100 nominated Kim Spear SL27

SL99 made a motion for nominations to cease. Seconded by SL53. **Approved by majority vote.**

An election was held by secret ballot with Karl Dobson and Ken Musgrove acting as scrutineers. There are ten candidates for the seven available spots on council. The Strata



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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 54 votes were cast. The following five candidates are the only ones who received more than 50% of the votes cast:

Judith Amos SL9, Terance Coderre SL63, Kevin Kraft SL42, Barb Schonfeld SL101 and Ryan Baxter SL108.

Welcome the new Strata Council of Country Rhodes for the coming year.

Immediately after the election and announcement of the new strata council, Barb Schonfeld resigned from council leaving the other four people named above as the strata council for this year.

SL91 made a motion to destroy the ballots after the meeting. Seconded by SL20. **Approved by majority vote.**

**13. Termination of Meeting:** The meeting was terminated at 8:26 PM.

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

President: Terance Coderre SL63

Vice President: Kevin Kraft SL42



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Secretary/Treasurer: Judith Amos SL9

Directors: Ryan Baxter SL108

The next council meeting will be held on Thursday March 8, 2018 at 7:00 PM in the clubhouse.