

STRATA 799
MINUTES OF ANNUAL GENERAL MEETING
SATURDAY, OCTOBER 10, 2015
HELD AT ALPINE LODGE, WHISKEY JACK ROOM

Attendance: The entire Council, the Village Representative and Cornerstone Property Manager were in attendance. A total of 35 members attended, 8 by certified proxies, one more than a quorum.

Peter Gibson again kindly brought members up to date on Mountain activities. Potential new buyers from Park City, Utah have come forward but several "Subjects To" still need to be resolved. The new owners plan to install snow making procedures and permitting is in progress. Mt. Washington has ample water but additional storage for untreated "Industrial" water is required. For the second year in a row MVAR lost money due to the short snow season. Over the summer there were various successful events held, including 30 weddings and sold-out Beer and Wine Fests. Limited capital works were performed during the summer but a UV water treatment system was added to the Chlorination process, improving the excellent water at MVAR even more. A new galvanized cable was installed on the Eagle. The types of Season's Passes have changed with the Mid-week pass discontinued. Early Bird sales closed this week with good numbers obtained.

Cheyney Jackson gave an excellent report on the Marmot Restoration Program. Since the program started the estimated population of 35 has risen to over 300. The target is 400-600 with a stable or increasing population. More information is available at www.marmots.org. or at cheyney.jackson@gmail.com.

Call to Order: The meeting commenced at 10:43.

Appointment of Chair: R. Meiner was appointed, M85, S137, carried.

Notice of Meeting: It was confirmed that proper notice had been given for the AGM.

Approval of Agenda: M – 117, S – 81, carried.

Adoption of Special General Meeting of August 8 Minutes: M – 13, S - 117, carried.

Old Business: None.

President's Report: The President thanked Council, staff and Cornerstone. An intensive brushing of winter roads is more than 50% complete. The SGM, with a quorum, approved \$14k for ladder fuel cutting and \$56k for Firefighting equipment purchases and practices. Purchase of equipment is underway with Muster Station/Storage Facility virtually complete. The cutting and chipping of ladder fuels is also complete. A Bylaw prohibiting fireworks was also approved. Dogs continue to

occupy Council time, with Council trying to strike a balance between two groups who feel strongly about the issue. As a trial only, this winter a free run area will be designated. If this does not prove popular or successful, the situation will be reviewed further. The Strata Property Act outlines a complete procedure for responding to complaints. MWAR already has a free run area at Raven Lodge.

Report on Insurance Renewal: The Manager reported that Cornerstone had been able to negotiate renewal with equivalent coverage for virtually the same premium. This was despite the huge increases in Greater Victoria this past year.

Adoption of Budget: The Manager started the Budget presentation by reiterating the Preamble which set out specific targets. All goals were achieved! The Manager then did a line-by-line analysis of the current financials and for the proposed budget. Based on the best available information of the likely snowfall, the snow removal budget was decreased. If there is more snow than projected, contingency funds are available. The money taken from the Contingency Fund for the Fire Plan will be restored. Again there will be no increase of fees. Motion to Approve, M – 117, S – 3, carried unanimously.

Adoption of Waiving Depreciation Report: By law all Strata must lodge annual Depreciation Reports. Due to the nature of Bare Land Strata this can be avoided with a $\frac{3}{4}$ Vote. Since 799 has virtually no depreciable assets and none that are not covered as operating expenses, a motion of waiver was made. M – 54, S – 37, carried.

New Business: There were various suggestions and questions from Members.

1. Insurance was discussed. Firefighters only need WCB in addition to standard insurance provided. It was decided not to worry about insurance of helicopters using the Main Parking lot for Marmot programs.
2. Paraphernalia used by boarders in the Village should be cleaned up.
3. There were complaints about speeding in the village, especially along Washington Way. Council was tasked to consider more signage and/or speedbumps.
4. The Treasurer and Cornerstone were congratulated for bringing down arrears so dramatically.
5. There was a motion of thanks from the floor for the efforts of Council.

Election of Strata Council: All incumbent Councillors offered to stand again and there were no nominations from the floor. Motion for re-election, M 13, S – 12, carried.

Your Council for 2015/2016 comprises: Richard Meiner – President, Tom Hagland – Vice President, Bob Shires – Treasurer, Dick Zandee – Secretary, and the following Members At Large: Harold Turnham, Mike Stone and Nancy Fletcher.

Adjournment: M – 54 moved adjourned at 11:25. All members who came, and participated, are sincerely thanked by Council.