

**Minutes of the 4th Annual General Meeting
Kooacanusa Village Community Association
Meeting Held at Bayne's Lake Community Center
Date: Saturday November 17, 2018**

Chair Person Bruce Cody called the meeting to order at 1:07 pm followed by an introduction of the Board.

Number of members present in person was 11 plus 23 by proxy for a total of 34 (minimum 3 required for quorum).

18 votes required for a majority vote.

23 votes required for a special resolution.

The voting process was explained.

Bruce Cody stated that the first notice of the Annual General Meeting (AGM) had been provided to members on September 28, 2018 with a second and final notice being sent on November 3, 2018 and therefore met the required two-week minimum notice of the AGM.

Motion by Vic Toews (Strata 771 Lot 65) that proper notice was received by the members. Seconded by Peter Jones (Strata 771 Lot 73). A vote was taken and passed unanimously.

Motion by Susan Baxter (Strata 771 Lot 90) to approve the AGM agenda as provided in the AGM package.

Seconded by Rick Kemick (Strata 771 Lot 66). A vote was taken and passed unanimously.

Bruce Cody stated that the minutes of the 2017/2018 AGM were provided in the AGM package. There were no amendments brought forth.

Motion by Ray Stauffer (Strata 771 Lot 99) to adopt the minutes of the August 27, 2017 AGM. Seconded by Reg Patterson (Strata 771 Lot 97). A vote was taken and passed unanimously.

Bruce Cody, KVCA President, read the Annual Message from the Board in which he thanked the Board members, reviewed the year and highlighted the events and accomplishments of the association.

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Annual Financial Report

The 2017/18 year end financials were included in the AGM document package. No questions were raised from the floor.

Motion by Ray Stauffer (Strata 771 Lot 99) to accept the 2017/2018 financial statements.
Seconded by Vic Toews (Strata 771 Lot 65).
A vote was taken and passed unanimously.

2018 / 2019 Budget

The proposed 2018 / 2019 Budget was included in the AGM document package

There were questions and comments brought forth from the floor as summarized below:

1. Peter Jones (Strata 771 Lot 73) asked if there was a cheaper option instead of maintaining a fire truck. He stated that a neighbouring RV community had a trailer with a water storage tank that was more easily accessible than a fire truck that individuals had to have a specific license to drive. A trailer would allow anyone with a trailer hitch to attach and take the unit where needed.

Reg Patterson, Director of Fire and Safety, explained that even for a tank on a trailer, training would still be required for individuals to know how to safely hook up and use the hoses, hydrants and associated equipment.

Peter offered that he could lead a subcommittee to investigate options and put forward a recommendation. Reg stated that this suggestion would be taken under advisement and would be discussed at a future Board meeting.

2. There were some questions from the floor about membership fees. Tracy Cody, Treasurer, provided the statistics of the total numbers of members in each area, the number of members who were in good standing and the number of members who were not in good standing. She also explained that if a member was not in good standing from previous years, any fees collected would be put towards the oldest unpaid invoice first.

3. There was a discussion about why the AGM was moved to a November date when it was held in August of last year, and why it is being planned to move to the May Long Weekend next year. It was explained that for budgetary, financial and attendance reasons, it would be more beneficial to have the AGM on the May long weekend. Also, in order to comply with the BC Societies Act, we need to have one AGM every calendar year, thus this AGM held in November of 2018.

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Motion by Ray Stauffer (Strata 771 Lot 99) to approve the 2018 / 2019 budget.

Seconded by Rick Kemick (Strata 771 Lot 66).

A vote was taken - 32 in favour; 1 opposed; 1 abstained. Motion passed.

The following 4 special resolutions to update the Bylaws required 2/3 vote of those present and by proxies to be approved.

1. The addition of the definition of Ordinary Resolution and Special Resolution to the Bylaws
There were no questions or comments from the floor.

Motion by Darrell Szczerba (Strata 771 Lot 107) to approve the addition of the Ordinary Resolution and Special Resolution definitions.

Seconded by Rick Kemick (Strata 771 Lot 66).

A vote was taken – 33 in favour; 1 opposed. Motion passed.

2. The addition of the definition of Rent Charge and to Amend Section 2.3 to include statements c) and d) related to the how the rent charge can be used.

The following was discussion from the floor:

Peter Jones asked why there was a need for the Rent Charge on our titles and asked if the KVCA was going to be left with expensive projects to support once the developer had moved on. Bruce Cody explained that the rent charge provides the KVCA with a vehicle to reliably collect membership fees which will ensure that all members equally support any initiatives approved by the membership. Reg Patterson went on to explain that the KVCA was under no obligation to take over management of any developer project and accepting responsibility for ongoing financial support of any such project would require special resolution approval by the membership.

Motion by Susan Baxter (Strata 771 Lot 90) to approve the addition of the definition of Rent Charge and to include the statements c) and d) related to how the rent charge can be used.

Seconded by Ray Stauffer (Strata 771 Lot 99).

A vote was taken - 28 in favour; 6 opposed. Motion passed.

3. The change in section 2.4 to extend the number of days that payment of membership fees must be received prior to an AGM to be considered a member in good standing from 7 days to 14 days.

There were no questions or comments from the floor.

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Motion by Brett Regier (Strata 771 Lot 22) to approve the change in section 2.4 to extend the number of days that payment of membership fees must be received prior to an AGM to be considered a member in good standing from 7 days to 14 days.

Seconded by Peter Jones(Strata 771 Lot 73).

A vote was taken - 31 in favour; 3 opposed. Motion passed.

- 4.** The addition of section 3.17 to define the KVCA fiscal year as being January 1 to December 31.

Tracy Cody, Treasurer, explained that the financial year will be changed from July 31 - August 1 to January 1 - December 31 to allow for less confusing membership payments and more straight forward book keeping. There were no questions or comments from the floor.

Motion by Vic Toews (Strata 771 Lot 65) to approve the addition of section 3.17 to define the KVCA fiscal year as being January 1 to December 31.

Seconded by Brett Regier (Strata 771 Lot 22).

A vote was taken – 33 in favour; 1 abstained.

New Business – no new business was brought forth.

Election of the Board of Directors

Current board members that are standing for re-election to the board are:

Reg Patterson (Strata 771 Lot 97)

Greg Poncelet (Strata 832 Lot 35)

Tracy Cody (Strata 771 Lot 64)

Colin Stroeder (Strata 832 Lot 20)

Bruce Cody (Strata 771 Lot 64)

Leanne Gress-Blue (Strata 832 Lot 22)

Kelly Kemick (Strata 771 Lot 66)

Stepping down...David Harmata, Shelley Dingreville, Pat Stauffer and Darryl Binion

Office of President

Reg Patterson had accepted nomination for the position of President.

No other nominations were presented.

Motion by Vic Toews (Strata 771 Lot 65) to accept Reg Patterson as President.

Seconded by Brett Regier (Strata 771 Lot 22).

A vote was taken and passed by a clear majority.

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Office of Vice President

Greg Poncelet had accepted nomination for the position of Vice President.
No other nominations were presented.

Motion by Darryl Binnion (RV Lot 122) to accept Greg Poncelet as Vice President.
Seconded by Susan Baxter (Strata 771 Lot 90).
A vote was taken and passed by a clear majority.

Office of Treasurer

Tracy Cody had accepted nomination for the position of Treasurer.
No other nominations were presented.

Motion by Vic Toews (Strata 771 Lot 65) to accept Tracy Cody as Treasurer.
Seconded by Peter Jones (Strata 771 Lot 73).
A vote was taken and passed by a clear majority.

Office of Secretary

Terry Ross (Strata 771 Lot 101) had accepted nomination for the position of Secretary.
No other nominations were presented.

Motion by Ray Stauffer (Strata 771 Lot 99) to accept Terry Ross as Secretary.
Seconded by Peter Jones (Strata 771 Lot 73).
A vote was taken and passed by a clear majority.

Directors

Leanne Gress-Blue, Kelly Kemick, Colin Stroeder and Bruce Cody had accepted nomination as Directors.

Bruce Cody nominated Susan Baxter (Strata 771 Lot 90) for the position of Director and she accepted.

Motion by Vic Toews (Strata 771 Lot 65) to accept Susan Baxter, Colin Stroeder, Kelly Kemick, Leanne Gress-Blue and Bruce Cody as Directors.
Seconded by Ray Stauffer (Strata 771 Lot 99).
A vote was taken and passed by a clear majority.

Bruce Cody declared KVCA Annual General Meeting CLOSED at 2:06pm.
