

STRATA PLAN #799
ANNUAL GENERAL MEETING MINUTES
Saturday, October 6th, 2018

As commonly occurs, we did not meet the requirements of a quorum. If a quorum is not initially met, the Bylaws state the meeting must wait 15 minutes before declaring a quorum and proceeding.

To fill the 15-minute wait time the new CEO of Mt. Washington Alpine Resort, Dean Prentice, introduced himself and offered a brief outline as to what the Resort has done and what is in the plans:

Dean came to MWAR from Painters Lodge, but previously has managed other ski resorts.

- This summer season saw great success with the continuation of Mountain Biking and 42 weddings held on the Mt.
- Anyone noticing large holes filled with cement around the mountain, these are for the ongoing Zip Tour project. This is a \$3.5 million investment eventually including 4 tandem lines running from the top of the Eagle to the top of the Boomerang; top of the Boom to the top of the Hawk; top of the Hawk to where the top of the old Red chair was; top of old Red chair to the Learning centre. It is hoped this will have at least a partial opening on July 1, 2019.
- The 2018/2019 season will see the implementation of RFID passes in lieu of season and daily passes. These cards must be placed on the left side of your body for scanning as you pass through the lift gates. First ride of each day your photo will be taken, on subsequent rides the Lifties, equipped with tablets, will see your photo to validate who is using the pass. These passes will have a \$5, refundable, deposit. Passes can be reloaded. Passes will be for sale at the base of the Sunrise and the Hawk until the end of Dec, when it is hoped everyone will have an RFID card. "One-Ups" will no longer be available to get to the main lodge for lift ticket purchase.
- 6 packs and Group tickets will still be available.
- 2 new snow cats have been purchased, one regular, one with a winch.
- 2 buses were purchased for a fleet of 3 reliable means of mountain transport.
- MWAR has been given the green light for snowmaking to start in the Spring of 2019, should it be required. Coaster will be the first run to be set up with snow making equipment.

S799 AGM

1. **Call to Order:** 10:40
2. **Certify Proxies and Quorum:** of the 49 required for quorum, there were 37 present and/or proxies.
3. **Election of Chairman:** with the President Richard Meiner away, Vice President Tom Haglund acted as Chair.
4. **Filing of Proof on Notice of Meeting:** Done September 17, 2018.
5. **Approval of Agenda:** Moved 13, Seconded 101, Carried.
6. **Adoption of Minutes of October 6, 2017 AGM:** Moved 101, Seconded 117, Carried.
7. **Unfinished Business:** none
8. **Vice Presidents Report from Tom Haglund:**
 - Lana Blair, our retiring Village Rep (and Mark Blair) was thanked for exceptional service over the past 11 years for Strata 799 and wished luck in future endeavours.
 - The new Village Rep, Janine Rathlef, was introduced to all in attendance.
 - Troy Perras of Tred Alpine was introduced as the new contractor for Village snow grooming and transportation.
 - Summer work: every street light in the Village has been changed over to LED; the village is now on the 9-1-1 system to call in emergencies, BE SURE YOU AND YOUR GUESTS KNOW THE CIVIC ADDRESS; Oyster River fire has taken over fire protection in the Village; brush clearing/cleaning was completed; roadwork is ongoing; the summer Dog park saw lots of use, resulting in fewer doggy deposits throughout the Village.
 - When Parking during the Summer be sure to keep the roadways clear, in particular for Fire trucks.
 - BC Hydro has advised there will be a general power off on Oct. 17.
 - Wishing everyone a happy ski season.
9. **Ratify any new Rules:** Rule Ratification #9 “No more than two motor vehicles from any dwelling unit may be parked in the common property parking spaces within the interior of Strata plan VIS 799. All vehicles must be licenced and insured and must display a proper VIS 799 Parking Pass.”
 - After much discussion a motion was made to accept this Rule, moved by 101, Seconded by 69, Defeated.
10. **Report On insurance Coverage:** the insurance papers have not yet been received by Cornerstone. The cost of the policy is \$4,650, with \$5,000,00 coverage for General Liability and Directors, \$116,400 coverage for Property and \$100,00 coverage for Volunteers.

11. Adoption of Budget: The Property Manager explained the proposed Budget line by line. There will be no increase in Strata Fees for the coming year. A motion to accept the Budget as presented was made, Moved by 101, Seconded by 47, Carried.

12. Adoption of ¾ Vote Resolutions: a motion was made “Be it resolved as a ¾ vote resolution of and by the owners of Strata Plan 799 to waive the requirement for a depreciation report for the year 2018-19 as a bare land strata with no depreciating assets,” moved by Tom Haglund, seconded by 13, Carried.

13. New Business:

- Fire Ban – after much discussion it was decided the current By Law will stand with Council to recommend at their first full meeting the dates be amended to state May 1 – Oct 1. This can then be voted on at the next AGM. Outdoor signs will be amended to read “no outdoor open burning.”
- Telus bringing fibre optic into the Village – Telus approached Counsel for permission for this work to be done. Council provided required documentation with signatures. Since then there has been no further correspondence from Telus with Council on this matter.
- Heidi Feurste, a Village owner and volunteer with the Oyster River Fire and Rescue advised ORFR are looking for volunteers from Mt. Washington Village. With volunteers right on the Mt. the response time to incidents will decrease.
- Wendy Woodley did a presentation of gift certificates to Lana Blair as a Strata thank you for her 11 years of service as our Village Rep.

14. Election of Strata Council: Richard Meiner sent word he will not let his name stand for re-election to Council. All other incumbent members were prepared to stand for re-election. Five additional names were nominated and seconded from the floor.

A Secret Ballot was held and the following were elected to the 2018/2019 Council:

Dick Zandee	Harold Turnham	Bob Shires
Heidi Feurste	Kelly Gilday	Dan Fell
Kyla Mellson		

Upon completion, there was a motion to destroy all ballots, Moved by 13, Seconded by 131, Carried.

15. Termination of Meeting: 1:12 pm