

Village Green Condominium Corporation
Annual General Meeting
Hospitality Inn
July 26, 2006
APPROVED

1. Call Meeting to Order
 - a. Meeting called to order at 7:00 pm by the Board Chair, Mary Teuling.
 - b. Board Members present – Mary Teuling, Eb B., Terry Wray, Michael Shostak, Shirley Rasko, and Ann St-Onge.
2. Establish Quorum
 - a. 46 Units represented either in person or by proxy. Quorum established to convene meeting.
3. Proof of Notice of Meeting
 - a. Moved by Mary to accept the Proof of Notice of meeting as distributed to unit owners; 2nd by Jody (T304). Motion carried.
4. Disposal of Previous AGM
 - a. Moved by R. Hanson (Unit 205) to approve the previous AGM minutes as distributed and read; 2nd by Elizabeth (Unit 227). Motion carried.
5. Report of Officers
 - a. Chair's Report
 - i. Fire Alarm Systems were installed in the 300 and 400 blocks in 2006.
 - ii. Fence in front of the 100 block has been removed and will be not replaced at this time.
 - iii. The Corporation's lawsuit with Mr. DeJong was successfully settled.
 - iv. Stucco Report completed by A. D. Williams; repairs scheduled to start in the spring or summer of 2007 once the Specifications and Tender documents are prepared by A.D. Williams. The initial phase of the work will begin with the areas most in need, which will be identified by the engineering contractor.
 - v. Reserve Fund will be updated in 2006 by Randy Smith of AD Williams.
 - vi. Landscaping Contractor, JJ's Lawncare – 2 years of 5 year contract remaining; no increase, however if gas goes over \$0.80/L will charge an additional \$100/mo.
 - vii. Current caretakers, Fred and Rita have done a good job for the Corporation for the past two years.
6. Financial Report
 - a. Audited financials were presented by the auditor, Shahid Naqi.
 - b. Moved by Scot (unit 312) to approve the audited financials as presented; 2nd by Robert (unit 209). Motion carried.
7. Appointment of Auditors
 - a. Moved by Mary to entrust the appointment of auditors to the incoming Board; 2nd by Scott (unit 312). Motion carried.
8. Election of Board

- a. Current Board resigned.
- b. Floor open for nominations
 - i. Nominations
 - 1. Eb B. – declined
 - 2. Terry Wray (unit 208)
 - 3. Mary Teuling (unit 323)
 - 4. Michael Shostak (unit 112)
 - 5. Shirley Rasko
 - 6. Ann St. Onge – declined
 - 7. Trevor Kuss (unit T326)
 - 8. Judy Bouwman (unit 219)
 - c. Moved by Ray (unit 205) to accept the Board by acclamation; 2nd by Alexis (unit 319). Motion carried.
 - d. Moved by Judi (unit 120) to set the Board at six members; 2nd by Bev (unit 209). Motion carried.
- 9. Unfinished Business
 - a. 2 Townhouses – fan to be connected and drywall repairs to be undertaken.
 - b. Parking Stall – problem with people parking in assigned stalls. Letter to be forwarded to owners with information so that they can call Calgary Parking Authority to have offenders towed.
 - c. Sprinkler System – need to replace a number of broken heads – system to be turned on shortly.
 - d. Lawn Care
 - i. When the hedges are trimmed do they inspect and spray for aphids. Yes, to be done in the fall.
 - ii. Piles of soil in the parking lot will be utilized throughout the complex.
 - e. Is there a mortgage on the Corporation's rental suite #226? No.
 - f. Stucco Report completed by A. D. Williams; repairs scheduled to start in the spring or summer of 2007 once the specification documents are prepared by A.D. Williams. The initial phase of the work will begin with the areas most in need, which will be identified by the engineering contractor. Funds to pay for the initial phase will need to be raised and any portion of funds already allocated in the Reserve Fund will also be used.
- 10. New Business
 - a. Sale of Corporate Suite #226
 - i. Special Resolution is required to sell the Corporate Suite.
 - ii. R. Hanson (unit 205) asked the Board to consider the possibility of selling the Corporate Suite. Board's decision will be circulated in the Fall/Winter Newsletter.
 - b. Gardening Committee - Elizabeth (unit 227) has put in a lot of time and dedication to the gardening at Village Green. Those wanting to help Elizabeth via a Gardening Committee include Terry, Jodi and Mary. Additional volunteers are welcome.
 - c. Social Committee – tabled.
 - i. Board currently looking for volunteers.

- ii. Yard sale a success this year; Board plans to have another in 2007.
- d. Courtyard Stones – Gardening Committee will address.
- e. Concrete Steps Remediation – Board to get quotes to refinish the concrete.
- f. Noise Complaint – Unit 311 .. put concern in writing and forward to Acclaim, so that a letter can go out to the residents.
- g. Window and Siding Cleaning – Board to consider.
- h. Parking – S Exit by 300 block, large van parked illegally. Owners can call the City Parking Authority as it considered a public roadway.

11. Adjournment

- a. Moved by Alexis (Unit 310) to adjourn; meeting adjourned at 8:15 pm.