

**MINUTES
ANNUAL GENERAL MEETING
QW2
May 5, 2010**

PRESIDING:

Committee Member	Letitia Charbonneau
Committee Member	Michael Lewicki
Committee Member	Anne Williamson
President	Chris Fudge

Angela DelGuidice	Property Manager
Tuan Le	Accountant
Sandra Sbardella	Recording Secretary

1. CALL TO ORDER

The President called meeting to order at 7:00 pm.

He asked that when owners would like to ask a question to please state their unit numbers for the recording secretary.

If you have a unit issue, they will not be dealt with this evening.

2. CONFIRMATION OF QUORUM

Sandi Sbardella confirmed quorum. Quorum was counted as 14 present with 14 represented by proxy.

3. CONFIRMATION of NOTICE

The President reported that the Annual General Meeting package was distributed to owners in accordance with the Condominium Act.

He then declared the meeting of owners duly constituted to conduct business.

4. INTRODUCTIONS

The President introduced the head table. President Chris Fudge, Committee Member Letitia Charbonneau, Committee Member, Michael Lewicki and the Property Manager, Angela DelGuidice.

4.A) DISPENSE OF MINUTES OF LAST ANNUAL GENERAL MEETING

Motion: To approve the dispensing of the reading of the minutes of last annual general meeting.

Moved: Unit 1300 Cornell
Seconded: Unit 2755 Baseline

Carried

5. PRESENTATION OF FINANCIAL STATEMENTS

Tuan Le explained in detail the audited financial statements for QUA, advising that it was a clean and unqualified audit. He identified some expenditures over the past year.

Tuan Le informed owners that the Association is a non-profit organization and therefore is exempt from income taxes.

He also went through the documents provided to owners and explained the various figures for the Associations' liabilities, general fund, and reserve fund. He also explained the auditor's notes.

Unit 1300

Interest on the revenue on the last page shows \$3,609.00 revenue in 2008. Is there a reason that it is better than last year?

T.L. All cash in reserve fund is in the bank account. Can answer the question more when in the office.

A. D. The interest rate has gone down over the past year

Unit 1300 What is the interest on?

T. L. Interest on monies in the reserve fund.

To accept the audited financial statements for the Association.

Unit 1286 Cornell
Unit 1288 Cornell

APPOINTMENT OF AUDITOR FOR FISCAL YEAR 2010

To appoint the auditor for the fiscal year ending December 31, 2010.

Unit 1286 Cornell
Unit 1330 Cornell

PRESIDENT S REPORT

1300 Cornell will this be on the website?

C.F. Yes, I can scan and post it on the website for you.

As Attached and will also be posted on the website for QUA.

Chris Fudge presented his report and Lititia Charbonneau presented her report on a walkabout with their landscape contractor.

ELECTION 2 OMMITTEE MEMBERS

Can we get a fridge magnet for A.D. number and the website handy to go to it.
Email addresses are easier to get and maybe we could get email addresses and can we collect some here tonight in order to make the communication process easier between the association and the owners.

Unit 1330 Cornell

What are the things the landscaper is going to do this year.

Pres and A.D. explained things that the landscapers are doing this year.

1330 There was no weeding done last year.

A.D. weeding is part of the contract this year.

Unit 2733 Cornell

If it doesn't snow enough, we get money back. Can that be incorporated in the contract.

A.D.

It could cost more if it is included in the specs but we could look at it.

2755 Baseline

Can we put our emails on the voters list?

A.D.

Of course we can and I'll pass it around.

1300 Cornell

The arch in front of Cornell is leaning. Is there any assessment plan?

That is part of the R.F.S.

2755 Baseline

Elm trees in front of Cornell are having

1288 Baseline

Has an arbourist come out?

A.D. Yes, and what we received was a pricelist, not an audit.

a.D. you had an tree inventor done and now we need an arborist to come in and assess.

Pres. - 2755's issue is pressing as the trees there are huge.

A.D. Please call me when you have pressing issues.

2747 Baseline. In that row.

Unit 2747 can I get an email with an automated reminder about community concerns?

A.D. Absolutely.

Unit 2755 there are issues with the children at the corner and he discussed the problems at length.

Pres. Do people want to spend the money on the landscaping.

There was a general discussion about the landscaping. Get back to basics-trees and grass.

Unit 2664 Draper

Fences dividing back yards are loose. Will they be fixed.

In the agreement the fence in the common area is the responsibility of the neighbours.

1300 Cornell

You can do it with your own money.

Pres.

The fences between the houses are the unit owners responsibility.

2658 Draper

Timeline for the greenbins? When can we get them?

2672 Draper

It depends on what the City will allow. Went on to discuss the ideas that are being brought forward by the City.

Pres. We want the green bins

Pres. Will try to contact the City about the bins within the next month to resolve. This

2743 Cornell

Comment - Where to keep them. They smell and flies.

It would be nice if we could keep them outside the fence.

A.D.

The city is looking at different alternatives for your association.

Unit 1286

Explained how the City picks up the composting

2685 Baseline

Our neighbour has a small one.

1298 Cornell

It's not there anymore.

Pres.

Did anyone get a parking a ticket when the lots were being cleaned?

No answer from the crowd.

1300 Cornell

There is no parking for longer than three hours.

There are some streets that need permits.

Could we get a variance from the City for parking.

Michael Are you referring to the permit that allows you to park all over the City.

Michael I don't think she realizes that you have to pay for it.

There was a general discussion about parking on Cornell for and against trying to get longer parking hours and a variance from the City.

1312 Cornell

Comment you can contact the City and get a permit from the City for a few days. You have to go in person.

There was a general discussion about the kinds of permits issued by the City of Ottawa and the inconvenience.

2755 Baseline

There are a few parking lights out at the Association.

Pres.

We are talking about lights that aren't as harsh.

2755 Baseline

Can we get an amber light.

Pres.

We are looking at the amber light.

2755 Baseline

Can the bulb be changed to an amber light?

Pres.

We'll look into it.

1300 Cornell

Are we concerned about the wasps nests being built?

A.D.

I'll see about getting a discount from the contractor.

2755 Baseline

Angela has been great in helping me with the lights and has been great.

Unit 2741 Cornell
Unit 1300 Cornell

The Annual General Meeting was adjourned at 8:00 p.m.