

ANNUAL GENERAL MEETING

Please take notice that our Annual General Meeting of the Owners, Strata Plan NES 170, otherwise known as Mountain View Townhomes, will be held as follows:

ZOOM MEETING SUNDAY, APRIL 25, 2021 2:00PM

Every owner will be sent a **Zoom Meeting Link** one week prior to the scheduled meeting. (You will need this link in order to gain access to the meeting.)

If you are unable to attend the Annual General Meeting via Zoom, on April 25, 2021, please complete your attached PROXY FORM. An owner entitled to attend and vote at the meeting is entitled to appoint a Proxy holder to attend and vote in his/her place. The name of the person you wish to represent you must be in attendance at the meeting in order to make your proxy effective.

Please submit your Proxy form to the following:

- Scan and email to : strata.sec.nes170@gmail.com
- Drop your Proxy in the mail box at UNIT # 421

STRATA CORPORATION NES 170

NOTICE OF ANNUAL GENERAL MEETING

Of the owners, Strata Plan NES 170
Mountain View Townhomes
West Richards Street, Nelson BC

Please take note that our Annual General Meeting of the Owners, Strata Plan NES 170, will be held on **SUNDAY, APRIL 25, 2021, 2:00PM – VIA ZOOM MEETING.**

ANNUAL GENERAL MEETING – AGENDA

- Record eligible voters
- Meeting called to order by the Strata Council Chair, or Vice Chair
- Certification of Proxies and confirmation of attendance
- Determine Quorum – via members present at meeting and present by Proxy
- Filing the “Proof of Notice of the meeting” as sent to all owners
- Approve the order of the agenda for the AGM
- Adopt/Approve the Minutes from the last AGM held on September 16, 2020 at 6:30pm
- Outline decisions (resolutions) adopted by the Strata Council since the last AGM
- Confirm Proof of Strata Corporation Insurance Policy. (Insurance Summary Attached)
- Reports from Council – Overview of 2020
- Sidewalks
- Financial Report
- Approve Proposed Budget for 2021

RESOLUTIONS

Depreciation Report Be it resolved by $\frac{3}{4}$ votes on the resolution of the Owners of the Strata Corporation NES 170 to decline the preparation of a Depreciation Report for the fiscal year 2021.

Contingency Reserve Fund Be it resolved by $\frac{3}{4}$ votes that the 2020 operating fund surplus in the amount of \$6,509.20 be contributed into the Contingency Reserve Fund in the fiscal year 2021. Funds are to be taken out of the operating account.

Proposed Budget Be it resolved by $\frac{3}{4}$ votes on the resolution of the Owners of the Strata Corporation NES 170 that the owners accept the Proposed Budget for 2020.

- PROPOSED BUDGET (A)
- PROPOSED BUDGET (B)

Election of Strata Council for 2021

The following have agreed to put their names forward for Strata Council for 2021

- Tammy Meisner
- Lily Howes
- Valerie Nunes
- Ann Paisner
- Tony Graci
- James Ellis
- Matthew Gingras

The floor will be opened to additional nominations from those in attendance.

- Adjournment

STRATA CORPORATION NES 170

Strata Property Act
FORM A
PROXY APPOINTMENT
(Section 56)

Re: Strata Lot _____ (Unit Number _____) of Strata Plan NES 170, Richards Street W. Nelson, B.C.

(In the following, check only one box, either 1, or 2, not both)

1 ☐ GENERAL PROXY FOR A FIXED PERIOD

I/We, _____
Being the owner(s) / tenant(s) / mortgagee of the strata lot described above, hereby appoint

[Name of appointee]

To act as my/our proxy beginning _____ until _____
[month day, year] [month day, year]

2 ☐ PROXY FOR A SPECIFIC MEETING – Annual General Meeting – 2:30pm, April 5, 2020

I/We, _____
Being the owner(s) / tenant(s) / mortgagee of the strata lot described above, hereby appoint

[Name of appointee]

to act as my/our proxy at the **Annual General Meeting to be held at 2:30P.M. on Sunday, April 05, 2020**
Special Voting Instructions or Limitations on Proxy, if any:

Date:

Signature of Owner/Tenant/Mortgagee

Signature of Owner/Tenant/Mortgagee

STRATA CORPORATION NES 170

STRATA UNIT OWNER / TENANT INFORMATION FORM

Please fill this form in completely and return to the Strata at the Annual General Meeting or with your Proxy.

This is a MANADATORY FORM that MUST be submitted to the Strata every time there is a change in ownership or /tenancy.

If there has been NO change in ownership or occupancy over the past year, you are NOT required to complete the form this year.

UNIT REGISTERED OWNER INFORMATION

Unit Number: _____ Registered Owner's Name(s) _____

Address of Owner(s): _____

CONTACT INFORMATION – Name of Contact Person: _____

Home Phone Number: _____ Work Phone Number: _____ Ext. _____

Cellular Phone Number: _____ Other Contact Phone Number: _____

Email address: _____ Other email address: _____

Non-Resident Address (if different): _____

TENANT INFORMATION (if applicable)

Name: _____ Telephone / Cell Number: _____

_____ Telephone / Cell Number: _____

Email address: _____ Other email address: _____

VEHICLE INFORMATION

Unit Parking Space Number: _____ Vehicle License Plate: _____

Make of Vehicle: _____ Model: _____ Color _____

OWNER (s) NAME(s): _____ Signature: _____

OWNER (s) NAME(s): _____ Signature: _____

Date: _____, 20____ Date Received By Strata Council: _____

Richards Street Strata
Income Statement 01/01/2020 to 12/31/2020

REVENUE

Revenue

Parking Lot Fees	950.00
Strata Fees	43,500.00
Fines and Penalties	0.00
Special Assessment Revenue	0.00
Discounts	0.00
Interest Revenue	123.18
Miscellaneous Revenue	75.00
Total General Revenue	44,648.18

TOTAL REVENUE

44,648.18

EXPENSE

General & Administrative Expe...

Accounting & Legal	0.00
Advertising & Promotions	0.00
Bad Debts	0.00
Courier & Postage	21.42
Garbage	2,419.20
Honorarium	5,400.00
Insurance	14,285.00
Interest & Bank Charges	129.60
Miscellaneous Expenses	-35.00
Monitoring & Inspections	0.00
Office Supplies	235.50
Building Repair & Maintenance	270.26
Lawn Maintenance	1,465.00
Parking Lot Maintenance	367.50
Snowplowing	3,068.36
Total Repairs and Maintenance	5,171.12
Utilities	922.51
Total General & Admin. Expen...	28,549.35

TOTAL EXPENSE

28,549.35

NET INCOME

16,098.83

Richards Street Strata
Balance Sheet As at 12/31/2020

ASSET

Current Assets

Cash to be deposited	0.00	
Petty Cash	0.00	
BMO Contingency Account	70,750.20	
BMO Chequing	15,713.25	
Total Cash		86,463.45
Accounts Receivable	75.00	
Allowance for Doubtful Accounts	0.00	
Total Receivable		75.00
Total Current Assets		86,538.45

Capital Assets

Office Furniture & Equipment	0.00	
Accum. Amort. -Furn. & Equip	0.00	
Net - Furniture & Equipment		0.00
Total Capital Assets		0.00

TOTAL ASSET **86,538.45**

LIABILITY

Current Liabilities

Accounts Payable	944.30
Total Current Liabilities	944.30

TOTAL LIABILITY **944.30**

EQUITY

Owners Equity

Owners Contribution	0.00
Owners Withdrawals	0.00
Retained Earnings - Previous Year	69,495.32
Current Earnings	16,098.83
Total Owners Equity	85,594.15

TOTAL EQUITY **85,594.15**

LIABILITIES AND EQUITY **86,538.45**

PROPOSED BUDGET (A) – 2021

INCOME:

Strata Fees (\$225.00/mth)	\$ 43,200.00
Parking Rentals	\$ 1,500.00
Bank Interest	<u>\$ 150.00</u>
	\$ 44,850.00

EXPENSES:

Accounting /Legal	\$ 1,000.00
Garbage Fees	\$ 2,500.00
Honorarium	\$ 5,400.00
Insurance	\$ 18,000.00
Bank Fees	\$ 175.00
Monitoring / Inspections	\$ 2,000.00
Office / Administration	\$ 500.00
Repairs and Maintenance	\$ 6,000.00
Lawn Care	\$ 1,600.00
Snow Maintenance	\$ 3,500.00
Utilities	\$ 1,200.00
Contingency / Depreciation Report	<u>\$ 2,975.00</u>
	\$ 44,850.00

Surplus from 2019 (not used in 2020) \$ 9,204.05 – in operating funds account
(Allocated to parking lot maintenance – seal coating)

STRATA CORPORATION NES 170

PROPOSED BUDGET (B) – 2021

INCOME:

Strata Fees (\$240.00/mth)	\$ 46,080.00
Parking Rentals	\$ 1,800.00
Bank Interest	<u>\$ 150.00</u>
	\$ 48,030.00

EXPENSES:

Accounting /Legal	\$ 1,000.00
Garbage Fees	\$ 2,500.00
Management C	\$ 11,000.00
Insurance	\$ 18,000.00
Bank Fees	\$ 175.00
Monitoring / Inspections	\$ 2,000.00
Office / Administration	\$ 500.00
Repairs and Maintenance	\$ 6,000.00
Lawn Care	\$ 1,600.00
Snow Maintenance	\$ 3,500.00
Utilities	\$ 1,200.00
Contingency / Depreciation Report	<u>\$ 555.00</u>
	\$ 48,030.00

Surplus from 2019 (not used in 2020) \$ 9,204.05 – in operating funds account
(Allocated to parking lot maintenance – seal coating)

Intact Insurance Company
1200, 321 - 6th Avenue S.W.
Calgary, AB T2P 4W7

Insured name and postal address

Strata Plan NES00170, The Owners of
2160 Pacific Way Unit 122
Kamloops, BC V1S 0C9

Broker 02124

RHC Insurance Brokers Ltd.
601A Baker Street Nelson, British Columbia
V1L 4J3
Phone No. 250 352 5366

General Information

Intact Insurance Company hereinafter called the Insurer.

Type of Document	POLICY CHANGE
Policy Period	From April 30, 2020 To April 30, 2021 12:01 A.M. local time at the postal address of the Insured shown above
Effective Date of Modification	September 15, 2020
Insured's Business Operations	Residential Strata
Reason for Modification	Change in mailing address
Billing Method	Agency Bill
Additional Premium	\$0

Total Policy Premium **\$14,285**

Save paper, add convenience!
Ask your broker how you can receive your documents electronically.



This policy contains a clause(s) that may limit the amount payable

Strata AGM

Sept 16, 2020

Call to order: 6:39pm

Attendance via zoom: Tammy, Lily, Val, Ann, Charlene, Joanne & Ron

No proxies. 6 in attendance via zoom

Quorum met

Proof sent of AGM- Ron & Tammy

Agenda approved – Lily & Charlene

Resolutions:

Depreciation report All for

Operating fund- all for

Contingency fund- All for

Proposed budget- All for

Proof of strata Insurance attached

Trees need to be dealt with

- Removal of dead tree in common area

Possible upgrade of other sidewalk

Financial Review- No strata fee increase

Financial report – All for

Next AGM- End of April 2021 – Potentially April 25th, 2pm

End of meeting : 7:03