



STRATA NES2402 CORP

AGM Minutes- FISCAL YEAR 2026 - 2027

March 21, 2026 at 9:30AM Live and Online Registration to begin at 9:00am

1. **Call to Order:** 9:31 am.

2. **Call the Roll, Verify Proxies and confirm the voting method.**
 - Roll call was confirmed in person and online.
3. **Quorum**
 - Quorum is established with 65 owners registered as either present or represented via signed proxy..

4. **Filing of Proof of Meeting**
 - Confirmed notice of Meeting was sent out via email and by mail in the AGM information package to the owners of record on March 6, 2026.

5. **Approval of Agenda**
 - **MOTION:** That the agenda be approved as presented.
 - Moved by B216 Seconded by: W210
 - Amendments/Changes:
 - For: 65 Against: - Abstain: -0
 - Results: -CARRIED
 -
6. **Election of 2 scrutineers**
 - **MOTION:** Approve scrutineers John Boone W203 and Mike Peacock W303
 - Moved by: B216 Seconded by: B202
 - Amendments/Changes:
 - For: - 65 Against: - 0 Abstain: 0
 - Results: CARRIED

7. Approval of Minutes of Previous Annual General Meeting – March 29, 2025

- **Motion:** That the minutes of the AGM meeting be approved as presented.
- Moved by: B216 Seconded by: B202
- Amendments/Changes:
- For: 59 Against: 0 Abstain: 6
- Results: CARRIED

8. Report from Council

- **Bylaw infractions**
 - Board Member Michael Preudhomme reported that the biggest problem was owners failing to submit their current insurance declarations after their last submitted policy had expired, which resulted in some fines. Other warnings were issued for minor issues such as bird feeders on decks.
 - Board Member Darwin Baker also reinforced the need for owners to clean up garbage in their parking stalls and reminded them that no fuels are allowed to be stored underground. Owners were also reminded not to attach anything to the balcony siding, pillars, or the building's envelope, as creating holes in the siding poses a risk for future problems.
- Building and Pools: repairs, updates.
 - Board Member Dennis Gibeau and Darwin Baker updated the group on building repairs, noting that the deck on the main pool and hot tub area has been resurfaced, and the indoor hot tub has been filled in and covered. Weeping tile was installed along the back wall of the Willow building to help with drainage and mitigate garage leaks. The pool resurfacing work is not entirely finished, and contractors are scheduled to return in the spring for final touch-ups. The board is open to ideas from volunteers for utilizing the old indoor hot tub spot, but they must keep safety and cost in mind, prioritizing simple, low-cost uses for the next couple of years, such as an area for tables, chairs, or personal yoga practice.

9. Report from Maintenance committee

- PPT Maintenance Presentation 2025 AGM see attachment sent with the AGM package
- **Request for Maintenance Committee Volunteers:** The committee issued a renewed appeal for volunteers to assist with project management roles such as scoping, expenditure requests, contractor selection, and budget oversight. They noted that volunteers do not need a background in building or mechanical work and that the time commitment is manageable when spread across the group.

10. Financial Report Lead by Board Member Nicole Trigg

- **Acceptance of Audited Financial Statements as of January 31, 2026**
 - Gary Pattison Reported on the Draft Audited Financial Statements
 - **MOTION:** That the audited financial statements as of January 31, 2026 be approved as presented.
Moved by: B216 Seconded by: W313
Amendments/Changes:
For: 52 Against: 0 Abstain: 13
Results: CARRIED
- **Motion to approve 2025/2026 Expenditures from Contingency Reserve Fund**
 - **MOTION:** As per Section 96 of the Strata Property Act, to approve expenditures out of the Contingency Reserve Fund related to expenditures established by the Board and the Maintenance Committee for FY2025-2026.
Moved by: B216 Seconded by: B202
Amendments/Changes: None
For: 65 Against: 0 Abstain: 0
Results: Carried
- **Motion to approve allocation of Operation Surplus**
 - **MOTION:** Approval of the allocation of Operation Surplus.
Moved by: B216 Seconded by: W203
Amendments/Changes:
For: 65 Against: 0 Abstain: 0
Results: Carried

- **Motion to ask the upcoming Board to appoint the Auditors for fiscal year 2026/2027**
 - **MOTION:** That the upcoming Board of Directors appoint the auditors for the preparation of the FY 2026-25 Financial Statements.
Moved by: W203 Seconded by: W303
Amendments/Changes:
For: 54 Against: 0 Abstain: 11
Results: Carried

- Approval of Contingency Reserve Fund allocation for fiscal year 2026/2027
 - **MOTION:** As per Section 96 of the Strata Property Act, to approve expenditures out of the Contingency Reserve Fund related to expenditures established by the Board and the Maintenance Committee for FY2026-2027.
 - Moved by: P108 Seconded by: B216
 - Amendments/Changes: None
 - For: 65 Against: 0 Abstain: 0
 - Results: Carried

11. 2026/2027 Budget

- **Acceptance of Draft Budget for 2026/2027**
 - **MOTION:** That the 2025/2026 budget be approved in accordance with Section 103 & 105 of the Act.
Moved by: B216 Seconded by: B111
Amendments/Changes:
For: 65 Against: 0 Abstain: 0
Results: Carried

- **Acceptance of Strata Fees for 2026/2027**
 - **MOTION:** That the 2025/2026 Strata Fees be approved in accordance with Section 103 & 105 of the Act.
Moved by: P108 Seconded by: W111
Amendments/Changes:
For: 65 Against: 0 Abstain: 0
Results: Carried

12. Report on Insurance

- Certificate of Insurance and Insurance Binder were sent with the AGM package
- Board Member Nicole Trigg presented the report on insurance indicating significant savings of \$20,000 for the past year, which is uncommon for stratas in BC. This saving resulted from risk assessments and positive reports from inspectors, who commended the maintenance committee's work and the overall upkeep of the strata property.

13. New Business

- (a) Motion to approve the changes to the Bylaws regarding exterior building plugs and their use.

36 Vehicles and Parking

- (3) An owner, tenant, or occupant must not (without the written permission of the strata corporation):

(f) Use external or internal electrical outlets for charging of Electric Vehicles (EV) or Plug-in Electric Hybrid Vehicles (PHEV); and

(g) Use external or internal electrical outlets for vehicle block heaters, battery chargers, battery blankets, etc.

- The initial joint motion for both EV/PHEV charging (F) and vehicle block heater/battery charging (G) was declined to allow for separate votes. The motion to accept bylaw amendment F, regarding the use of internal or external plugs for charging EVs or PHEVs, was unanimously approved.
- **MOTION:** to accept **New Bylaws 36(3) (f) Use external or internal electrical outlets for charging of Electric Vehicles (EV) or Plug-in Electric Hybrid Vehicles (PHEV);**
 - Moved by: B216 Seconded by: B212
Amendments/Changes: (as noted above)
For: 65 Against: 0 Abstain: 0
Results: Carried
- **MOTION:** to accept **New Bylaws 36(3) G: Regarding use of external or internal electrical outlets for vehicle block heaters, battery chargers, battery blankets, etc.**
 - Moved by: B202 Seconded by: W203
 - Discussion of Motion W203 for Vehicle-Related Devices: The meeting discussed a motion (W203, seconded by John) concerning vehicle mechanical and electrical devices, specifically

addressing the wording to make it clear that it relates to the functioning of the vehicle. A key concern raised was how they would obtain permission from the board to plug in their vehicle for starting in cold weather emergency situations, particularly in the early morning. Board Member Darwin Baker suggested that the board would likely not issue fines in emergency situations if the owner emailed the board explaining their situation, and noted that the building's infrastructure is not built to support widespread vehicle charging from common-area outlets.

- Alternative Solutions for Vehicle Charging and Emergency Situations: The
- speakers offered potential workarounds for cold weather vehicle starting issues, such as parking underground, using a remote car starter, or ensuring the vehicle has a new battery. MikeP B202 suggested changing the wording from "asking permission" to "notifying board," but this idea was determined not to be within the scope of the current discussion or motion. Derek Mitchell asked for clarification on whether charging recreational vehicle batteries (like for four-wheelers or boats) on a deck would be allowed, and MikeP B202 clarified that this could be done with board permission.

Amendments/Changes: (as noted above)

For: 64 Against: 0 Abstain: 1

Results: Carried

MOTION: to accept **New wording for Bylaws 36(3) (d) & 36(3) (e)**

- **36(3) (d)** permit a motor vehicle and/or recreational vehicle to be parked in a manner that interferes with common property, limited common property or land that is a common asset, including, but not limited to, parking such vehicles in a way that reduces the width of the garage, roadway, adjacent parking spaces, stairwells and/or walkways; **and**
- **36(3) (e)** use parkade electrical outlet except for vacuuming a vehicle or other short-term use not exceeding 30 minutes;

- Moved by: B202 Seconded by: B216

Amendments/Changes: (as noted above)

For: 65 Against: 0 Abstain: 0

Results: Carried

(b) Motion to approve Privacy Policy.

■ ***Motion to approve***

- **37** (1) Collection, use, disclosure, retention and protection of personal information by the strata corporation shall be governed by the following documents:

The Peaks Privacy Policy; and
The Peaks Privacy Investigation Procedures

(2) The Strata Corporation will operate a key fob system in accordance with The Peaks Privacy Policy

- Discussion: after the motion was introduced to approve a formal privacy policy to ensure the board is following provincial guidelines regarding tracking, monitoring, cameras, and key fobs. Stefania Cerisano confirmed that the Strata Act legally requires the policy, and that the document aligns with both the Strata Corporation Act and provincial privacy laws. Furthermore, they noted that a designated privacy officer is required, a role they cannot take on but are willing to advise. Clarification on Surveillance and Electronic Monitoring: Stefania Cerisano explained that the proposed policy, specifically Section 7, covers surveillance and electronic monitoring systems, including video cameras and key fob systems,
- requiring them to be limited to reasonable purposes such as safety and security, and authorized by law. The policy is a foundational document that sets the framework, and subsequent procedures will be issued under its authority to manage system specifics like data retention and access.
- ● Amendment and Approval of Privacy Policy Bylaw Change: MikeP B202 moved to accept the privacy bylaw change, which was seconded by John W203. Stefania Cerisano proposed an amendment to be more comprehensive by changing the policy's wording to explicitly include "collection, use, disclosure, retention, and protection of personal information" instead of only "use and disclosure". The proposed amendment was approved by the meeting, and no opposition was raised to the bylaw or the amendment.
- Moved by: B114 Seconded by: W203
Amendments/Changes: (as noted above)
For: 65 Against: 0 Abstain: 0
Results: Carried

- **Motion to approve the Rules of Conduct of Strata Plan NES2402.(no changes)**
 - **MOTION:** To approve the Rules of Conduct of Strata Plan NES2402. (no changes)
 - Moved by: B216 Seconded by: B202
 Amendments/Changes:
 For: 63 Against: 0 Abstain: 0
 Results: Carried

14. Election from floor to elect an individual to chair items 15 and 16 of this agenda
 - Notice was sent to Owners asking for Board nominations prior to the notice sent March 14 2026
15. Establish number of directors for fiscal 2026/2027 at 7

The meeting elected John Boone W203 to chair the subsequent agenda items

16. Election of Strata Board Directors - 2026/2027
 - Darwin Baker noted that no nominees had stepped forward prior to the meeting, but the existing six board members had agreed to stay on. The board specifically needed a volunteer for the board secretary position, which had been vacant since the previous September. Bev Garnett P102 volunteered online to serve as the secretary, citing over 20 years of experience as an administrative assistant.
 - John called 3 times for any other Nominees with none brought forward
 - Bev Garnett was nominated and accepted as the seventh board member by acclamation, along with the six returning members. The board achieved its goal of seven board members for the coming term, and Darwin Baker thanked the volunteers for their common sense and work ethics.

Recognition of Board Commitment and Committee Volunteers:

MikeP B202 thanked the board for their significant and unpaid commitment, acknowledging that their efforts save the owners considerable expense by avoiding the need for a professional property manager. Darwin Baker reminded attendees that they are still seeking volunteers for the landscaping committee and possibly the maintenance committee, and encouraged people to submit ideas for a potential amenities room management group.

Social Committee Discussion:

The discussion concluded with a mention of the former women's committee, which had been led by the cleaning staff member September, and managed events like the annual Christmas dinner. MikeP B202 confirmed that the

committee has remaining funds, and suggested that the group could be rebranded as the "Social Committee" or "Community Committee" to avoid the gendered title. The meeting was adjourned at 12:16 Mountain Standard Time.

17. Adjournment Motion