

Minutes from Strata 954 General Meeting, May 15, 2025

In Attendance: Norene Cragg, Yuko Uchida, Brian McAllister, Ryan Brunt, Abe Buwalda, Shane Wilcox, Todd Wasylyshyn, Wendy Karpuik, Django Dunn, Susan Allison, Rhonda & Karl Dickson, Robyn and Jackson Hewer

Meeting was called to order at 7:01 pm

Abe held a proxy vote from Kim Maybee, owner of Unit 10

Although the meeting started at 7:01 pm, there were technical difficulties with the screen sharing using Zoom, so it was a late start. Next meeting will be using Google Meet.

1. We reviewed the budget comparison report. We have encountered some issues which will result in cost over-runs, namely:
 - a. Parking lot repairs as required in our depreciation report - \$4,000.00
 - b. Front-deck repairs (leaking) on Unit 7 - \$945.00
 - c. All window replacement due to failed seals – Unit 7 - \$5,444.62
 - d. Painting / staining of all decks - \$5,880.00
 - e. Tree trimming - \$5,044.50Due to these over-runs, it was agreed to use approximately \$6,000 from our Contingency Reserve Fund.
2. Currently we have several large line items that always seem to fall under “Building expenses” or “Landscaping expenses”. It was agreed that beginning our next fiscal year, that we add the following categories to our yearly budget:
 - a. Depreciation Report (every three years)
 - b. Eavestrough cleaning (every year)
 - c. Dryer vent cleaning (every two years)
 - d. Window cleaning (every three years)
 - e. Tree trimming (every five years?)
 - f. Painting / staining of decks (every five years?)

Meeting was adjourned at 7:35 pm