

Minutes from Strata 954 General Meeting, May 15, 2025 via Google Meet (On line)

In Attendance: Norene Cragg, Abe Buwalda, Shane Wilcox, Todd Wasylyshyn, Susan Allison, David Moore, Ann Franseen, and Karl Dickson.

Meeting was called to order at 7:01 pm

1. The Financial Statement was presented, but not yet voted on for approval. This will be tabled until our fall meeting.
2. We reviewed our expenditures to date ([Budget Comparison Report](#)) – we are in pretty good shape financially. Nothing extraordinary to report
3. A proposed budget was presented for our next fiscal year. Some budget items were considerably reduced (i.e.: Building improvements reduced from \$5,000 to approx. \$2,000). This was due to the fact that too many categories were all lumped into the building improvements. We are also going to add new categories for items needing budgeting every several years). New categories to be added include:
 - a. Depreciation Report – every three years
 - b. Dryer vent cleaning - every year
 - c. Eavestrough cleaning – every year
 - d. Electrical planning Report – due by December 31, 2028
 - e. Painting / staining of decks – every five years
 - f. Tree trimming – every 5 years?
 - g. Window cleaning – every 3 years
4. There was some discussion about the Strata requirement for an Electrical Planning Report & EV Ready Plan. We will need to budget for this but with an uncertain future with government programs and grants, this will still need further research.
5. Abe initially reported on the landscaping status and David later filled us in on how things are progressing. David will look into the shrubs by parking spots for Susan and Norene where the shrubs are encroaching on the parking spots making it difficult to have access to their vehicles. David has already done a lot in the area near our shed and encourages others to let him know of any other needs / ideas.
6. A reminder – any new out-buildings, car covers and sheds should maintain continuity in form and character.
7. We have been banking with the Coastal Community Credit Union for about 35 years. Our business checking account charges us \$1.50 for every e-transfer and has no interest income. We will look into maybe changing banks.
8. It seems the painting of the decks from last year are failing for some units. Abe will follow up with the painters before offering them any further work for the top railings etc.
9. Shane (Unit 5) reported some eavestroughs are down near his unit. Abe will investigate.
10. There is some interest in a spring / summer garage sale and barbecue. Abe will discuss with others to make arrangements.

Meeting adjourned 7:38 pm

