



**Sycamore Court**

<http://sycamorecourt.epsbc.com/>

**Strata NW 3352**

**AGM minutes  
Wednesday November 17, 2021  
Unit 4 at 5:30 PM**

**Executives**

**President: Patrick Weitemeyer Unit 4 604 435-1304 [patrick@epsbc.com](mailto:patrick@epsbc.com)  
V-President/Secretary: Chad Laurent Unit 2 604 837-1841 [chadwlaurent@gmail.com](mailto:chadwlaurent@gmail.com)  
Treasurer: Hansen Ginn Unit 6 403 978-7888 [hansginn@gmail.com](mailto:hansginn@gmail.com)  
Financial reporting: Danny Stebeck Unit 5 – 778 237-5443 [hamrik@me.com](mailto:hamrik@me.com)**

**Agenda**

**01) Called to Order** by Patrick Weitemeyer (4) at -5:30 PM

**02) Attendance:** 1 – Norman Regis Verdon arr. 6:45 PM; 2 - Chad Laurent; 3 – Jonny Ogryzio 4 - Patrick Weitemeyer; 5 - Danny Stebeck 6 – Hansen & Herb Ginn  
The general strata members sign in sheet was passed around.

**No Regrets: All Strata lots had at least one member attending, making this a 100% quorum.  
Masks were recommended at least till we had established social distancing.**

**03) Approval of 2020/2021 Financial Report** presented by Danny (5) Accepted as presented.  
Accepted by Chad unit 2  
Seconded by Danny unit 5 **carried**

**04) Approval of the AGM minutes** held on:  
Wednesday, **January 14, 2020** for 2021 fiscal year.  
Accepted by – Patrick unit 4  
Seconded by – Danny unit 5 **carried**

**05) 2021/2022 Budget:** presented by Danny (5) decrease in maintenance due to accommodate \$1,400 increase in insurance. It was advised to check a second insurance company on their rates before the December 4<sup>th</sup> deadline. Patrick will proceed with this request.

Accepted by Chad unit 2  
Seconded by Patrick unit 4 **carried**

**2021 Presidents Report:** The care of our four beds at the corners of our courtyard was taken over by our house gardener & the individual house owners as per our AGM 2020. The strata was pleased with the results.

**Unit # 1** fence was constructed as planned by Sunbury Fencing and Decking, securing the

property in a safety prospective. It was noted the cost was above average due to lumber costs rising due to the covid-19 pandemic.

**Unit 6:** Constructed at the unit owners' cost was a canopy built over their existing balcony that was approved by the strata and was found to be an asset to the appearance of the general strata.

**Unit 5:** Constructed at the unit owners' cost was a shed built in their back yard that was approved by the strata & inspected by the strata. It was found to be of solid structure, without apprehension.

**Unit 2 & 5:** Bartlett Tree Experts, did some maintenance at strata's request to the large Oak trees by removing several branches, reducing the risk of branch failure, improving light and clearance. The strata are confident that the tall Oak trees are still very secure and have no risk of creating a problem for strata in the near future.

**Garage doors:** Some of them were upgraded with paint, giving an excellent appearance to the general strata.

**Snow removal:** was once again looked after by the general strata including the public boulevard sidewalk. Thank you.

### **Approved for executive actions taken in 2021**

**And to carry over any unfinished tasks from the last fiscal year – Sprinklers**

**Approved by all strata units**

### **Discussions and Approvals**

**2022 Financial report approved as presented and distributed by all strata units**

Approved a motion to **waive** the Depreciation Report (as per BC Strata Act 94(3)(a)). For 2021/2022. By all strata units

Accepted by Danny  
Seconded by Hanen

unit 5  
unit 6 **and** **carried unanimously**

Bylaws reviewed – no changes made.

Strata Fees will remain the same: Unit **1** = \$217.35; **2** = \$199.50; **3** = \$199.50;  
**4** = \$199.50; **5** = \$199.50; **6** = \$218.40.

It was directed that strata fees would most likely be increased for the fiscal year of 2023 due to continuing increases in strata insurance costs. It was approved by all to establish an electronic transfer system for all individual strata lots to be able to pay directly into the strata banking system. This should be accomplished during the 2022 fiscal year.

At this time postdated cheques requested for the 1<sup>st</sup> of each month for the fiscal year January 1<sup>st</sup> through December 31<sup>st</sup>. Payable to **Sycamore Court Strata** or **NW 3352**, would be appreciated. Please write on the back of each cheque the Strata account number it's to be deposited to **200824** with thanks. It helps the banks deposit requirements.

If Preferred, less cheques could be written in larger amounts covering more months at a time.

**Old Business: Sprinkler System, as indicated in these minutes.**

**New Business:**

**Insurance policy update – Clarification on Business References will be questioned to the insurance company by Danny**

**Property assessment during 2022 – To be established during the 2022 fiscal year.**

**Courtyard realigning – was tabled to a time when enough funds become available.**

**Possible low draw gate across the entrance to the private court area – was discarded till it becomes an issue in security.**

**Sprinklers will be investigated for a professional opinion in upgrading and functionality. Danny (V-P) has taken on this task.**

**Front Cherry blossom trees unit 1 & 6: To be pruned with some Maintenance.**

**Elections:**

<b>President:</b>	<b>Hansen Ginn</b>	– unit 6	<a href="mailto:hansginn@gmail.com">hansginn@gmail.com</a>
<b>Vice-President/Secretary:</b>	<b>Danny Stebeck</b>	– unit 5	<a href="mailto:hamrik@me.com">hamrik@me.com</a>
<b>Treasurer:</b>	<b>Patrick Weitemeyer</b>	– unit 4	<a href="mailto:patrick@epsbc.com">patrick@epsbc.com</a>

Accepted unanimously by all and carried

**Danny Stebeck** offered to continue with doing the financial reports. But would like to train others on how to use the Google programs used to construct the spreadsheet.

**Patrick Weitemeyer** will continue updating the website on demand.

**Adjourned: -7:00 PM**



# Sycamore Court Strata

NW 3352

<b>Hanson Ginn</b>	President	<b>403 987-7888</b>	<a href="mailto:hansginn@gmail.com">hansginn@gmail.com</a>
<b>Danny Stebeck</b>	Vice-President/Secretary	<b>778 237-5443</b>	<a href="mailto:hamrik@me.com">hamrik@me.com</a>
<b>Patrick Weitemeyer</b>	Treasurer	<b>604 307-6636</b>	<a href="mailto:patrick@epsbc.com">patrick@epsbc.com</a>
<b>Norman Verdon</b>	Strata garden	<b>778 926-9359</b>	<a href="mailto:newtime2050@gmail.com">newtime2050@gmail.com</a> general landscaping