**Crossbow Condominium #0310034**
**Annual General Meeting**
**January 7, 2012 at 12:00p.m. at the Radisson Hotel**

1. **Election of the Chairman of the meeting & call to order**: Meeting called to order at 12:06p.m. by Gibson Rencz of PEKA. No objections from those in attendance to Gibson Rencz of PEKA hosting the meeting and Danielle McBride of PEKA recording the minutes.

2. **Calling of the roll and authorization of the proxies**: 50 units present and 25 by proxy. Quorum declared.

3. **Proof of notice of meeting or waiver of notice**: Proof of meeting acknowledged by those in attendance.

4. **Reports of officers**: Marinus Hus gave a brief report on items which the Board has dealt with throughout the year.
   (a) Trail Connect: After having been told in 2010 that the Town would cover the cost of a trail connection, it was confirmed late 2011 that the Town will not be funding the building of the trail and has not put this in the Town budget for 2012. A letter has been resent to the Town indicating that the response was disappointing as currently 248 units that comprise Crossbow Condominium do not have a trail connecting to the trail system throughout Three Sisters Mountain Village and that the issue be reconsidered as a future project. We also requested to appear before Council on this matter.

5. **Approval of the January 8, 2011 AGM minutes**: Motion by 207-175, seconded by 210-150 to approve the January 8, 2011 AGM minutes. Motion carried.

6. **Business arising from the January 8, 2011 AGM minutes**: No business arising.

7. **Financial Report**: The consolidated financial statements of Crossbow Place (Crossbow Point & Crossbow Landing) are prepared to fulfill the requirement set out in the condominiums' bylaws. The funds for each, Crossbow Landing & Crossbow Point, are held in completely separate accounts. Each Board approves their portion of the consolidated statements.

8. **Appointment of auditors**: Motion by 201-170, seconded by 104-170, to appoint Cremers & Elliott as auditors for the year ending August 31, 2012. All in favor. Motion carried.

9. **New Business**: None.

**Crossbow Point Condominium (re-division #0410395/0510165)**
**Annual Committee Meeting**
**January 7, 2012 at 1:00 p.m. at the Radisson Hotel**

1. **Meeting call to order**: Meeting called to order at 1:00p.m. by Marinus Hus. No objections to Gibson Rencz of PEKA and Danielle McBride of PEKA recording the minutes.

2. **Introduction:** Gibson from PEKA gave a brief explanation of the reasoning behind the Joint Crossbow Place Annual General Meeting (AGM). Crossbow Landing and Crossbow Point, although separated in the registered condominium bylaws for operations, are one condominium corporation and require a joint AGM of all unit owners each year and consolidated financial statements, in addition to Crossbow Point and Crossbow Landing financials, to be produced. The joint meeting is held in between the Crossbow Landing and Crossbow Point annual committee meetings (where business specific to each committee is discussed) to have the official Crossbow Condominium AGM.

3. **Reports of officers**:
   (a) Marinus Hus, The Crossbow Point Board President for the 2010/11 year, took the opportunity to thank the Board of Directors, Contractors (notably Cliff Block), PEKA, and the many unnamed volunteers for their hard work and contributions over the previous years. As noted in the Crossbow AGM just prior, Marinus did not stand for re-election after a five year tenure with the board.
   (b) Marinus gave a report on the 'year in review' for the final time as Board President.
      (1) Maintenance:
         a. Repairs & improvements included: An extensive staining project of the exterior siding and trim throughout the complex was completed and the Board was very pleased with the work and final product.
         b. A large landscaping project was completed that included the removal of the bark mulch and refurbishment of the garden beds, installation of numerous trees and shrubs and the addition of various rock throughout the complex. Some of this work was completed at the spring and fall resident work days. All very pleased with the work completed and resulted in a more aesthetically pleasing look while reducing some potential fire hazard areas.
      (2) Residential: Building repairs & maintenance included: painting of exterior metal stairs, painting of the interior stairwells and some elevator and lobby areas.
      (3) Reserve Fund Study: As a requirement of the Condominium Property Act of Alberta, a Reserve Fund Plan and Study is required every 5 years. A new Study was completed by Westview Consulting and the Board worked with the planner and PEKA to approve the new Reserve Fund Plan. This is a significant document as it has implications on the annual

(b) Reserve Fund: An owner inquired if the legislation allowed for the Board to have some flexibility in the annual reserve fund contribution or if it was a legal requirement to follow the Plan as approved. Gibson indicated that the Reserve Fund Plan is designed to provide a reasonable allocation of anticipated funds for capital components. The Study will not project the exact cost or schedule for each component when it comes time to be completed. Accordingly, the Study is a guideline as a budgetary tool and is part of the reason that a new study is completed every 5 years.

(c) Thank you(s):

(1) Those present thanked the Board for work, time & effort put in on behalf of the owners. Special thanks were given to Val Kildaw & Marinus Hus as retiring members of the Board.

(2) Cliff Block for acting as the custodian of Crossbow Point and doing janitorial and other work around the complex to keep it looking it's best.

(3) Glen Kildaw for much of his unseen work around the complex, particularly on the plumbing. He is a valued member of the Crossbow community and his expertise is always available when needed.

(4) Daren & Karen Squires (and Glen & Val Kildaw) for collecting & recycling bottles around the complex. This helps keep the complex looking clean & tidy which is a benefit to all. The money collected from the recycling is used for the Social Committee, which has purchased dishes for the kitchen, lunches on work bee days, and put towards the Christmas party.

(5) Peggy & Jim Weibe for keeping the flowers nice. Great work.

(6) Dorothy Staniforth for keeping track of the theatre bookings.

(7) Gibson Rencz & PEKA Management for managing the day to day operations and assisting the Board.

(8) Marinus Hus for Chairing, and all the additional work and organization completed in the last five years.

(9) All the owners for and showing up to the AGM & being involved.

(10) The Board for the addition of several important documents, including the Owner and Resident Guide Book that has not been mentioned yet.

8. **Adjournment**: Motion to adjourn by 207-175 at 2:01 p.m.