

**Crossbow Condominium #0310034**  
**Annual General Meeting**  
**January 4, 2020 at 11:30 a.m.at the Coast Hotel**

1. **Call to order:** Meeting called to order at 11:43 a.m. by David Minifie. No objections from those in attendance for Becki Brouwer of PEKA recording the minutes.
2. **Calling of the roll and authorization of the proxies:** 78 units present and 42 by proxy. Quorum declared.
3. **Proof of notice of meeting or waiver of notice:** Proof of meeting acknowledged by those in attendance.
4. **Reports:**
  - a) Specific reports from the Landing were presented earlier at their ACM. Similarly, specific reports for Point will be presented at their ACM after this meeting.
  - b) Social Committee: Thank you to both Social Committees for the combined joint events. Each Committee hosted an event and owners look forward to more in the future.
  - c) Board collaboration: A review of the Bylaws has been the prime focus over the last year. There is a committee that is reviewing the draft and providing feedback. 75% approval will be needed from the combined Landing and Point owners to adopt the new bylaws and changes. Each Board will host information sessions, as determined, to help address any questions owners might have in advance of the vote.
  - d) Canmore Condominium Interest Group: Both Boards are members of this Interest group, along with 11 other Condominiums. The purpose of the group is information sharing.
5. **Approval of the January 5, 2019 AGM minutes:** Motion by 303-150, seconded by 115-175, to approve the January 5, 2019 AGM minutes as presented. Motion carried.
6. **Business arising from the January 5, 2019 AGM minutes:**
  - a) Registered Bylaws and Condominium Act Changes: Doug MacDonald, on behalf of the Bylaw Committee, presented an update to those owners present. All condominiums are governed under the Condominium Act and then specific bylaws that are registered with Alberta Land Titles. The Crossbow bylaws were created in 2003 and new bylaws will require 75% approval from the combined Landing and Point owners. McLeod Law was retained by the Boards to draft the new Bylaws. The first draft has been reviewed by 2 representatives from each Landing and Point. Revisions were created and feedback provided to McLeod Law. A list of Rules used to help govern the building is also being drafted by each respective Board. These will need to be provided to all owners by March 31, 2020. Some or all of such Rules may also be incorporated into the Bylaws. The committee is always looking for Volunteers, so if you're interested, reach out to your respective Board for more information.
7. **Financial Report:** The consolidated financial statements of Condominium #0310034 (operating as Crossbow Point & Crossbow Landing) are prepared to fulfill the requirement set out in the condominium's bylaws. The funds of Crossbow Landing & Crossbow Point

are each held in completely separate accounts. Each Board approves their portion of the consolidated statements.

8. **Appointment of auditors:** Motion by 202-175, seconded by 217-175, to appoint Cremers & Elliott as auditors for the year ending August 31, 2020. Motion carried.
9. **New Business:**
  - a) 2021 AGM date: The Boards have proposed that the next AGM be scheduled on January 9, 2021. Please plan on attending, or submit your proxy, to ensure quorum is achieved.
  - b) Emergency access: With the large project taking place at Point, owners are concerned about the construction equipment that is set up in the emergency access area. The Point Board did consider this very carefully and it was deemed that the open single lane access is sufficient if an emergency situation arises and meets the necessary municipal requirements. The project is slated to be complete in late February.
10. **Election of Crossbow Landing Board and Crossbow Point Board:**
  - a) Crossbow Landing: The following unit owners volunteered to serve on the Board of Directors: 218-150, 201-150 and 104-170, 311-170. Motion by unit 114-170, seconded by 304-170, to cease nominations and accept the Board as volunteered.

Nominee	Nominated by / volunteered
Shirley Galenza (201-150)	Volunteer
Ron Suttie (218-150)	Volunteer
Lee Wilson (311-170)	Volunteer
Dave Clark (315-150)	Volunteer
Virginia Haase (104-170)	Volunteer

- b) Crossbow Point: The following unit owners volunteered to serve on the Board of Directors: 310-175, 314-175, 208-155 and 212-175. 207-175 was nominated by unit 208-155. Nomination accepted. 305-175 was nominated by unit 201-175. Nomination accepted. 202-175 was nominated by unit 105-155. Nomination accepted. 301-175 was nominated by unit 204-175. Nomination accepted. 119-175 nominated by unit 305-175. As 119-175 was not present to accept the nomination, it was accepted by Proxy. Motion by unit 102-175, seconded by 201-175, to cease nominations. Motion carried. As only 5 positions are available, a vote was held. Motion by unit 305-175, seconded by unit 201-175, to appoint PEKA to act as scrutineers. Motion carried.

As per the new Alberta Act Regulations, the votes received for each candidate are noted below:

- i. Ron Davies - unit 212-175: 58 votes
- ii. Anne Forbes – unit 314-175: 45 votes
- iii. Marthe Boissonnault – unit 207-175: 44 votes
- iv. David Minifie – unit 310-175: 42 Votes
- v. Gottfried Haase – unit 208-155: 41 votes
- vi. Doug Wright – unit 202-175: 29 votes
- vii. Helen Diotte – unit 305-175: 25 votes
- viii. Lawrence Nyman – unit 301-175: 25 votes

- ix. Bill Squarebriggs – unit 119-175: 21 votes

The following owners were elected to the Board by majority vote.

<b>Nominee</b>	<b>Nominated by / volunteered</b>
Ron Davies (212-175)	Volunteer
David Minifie (310-175)	Volunteer
Anne Forbes (314-175)	Volunteer
Gottfried Haase (208-155)	Volunteer
Marthe Boissonnault (207-175)	Nominated

- 11. **Proxy:** Owners at Point (Landing owners departed the meeting prior to this conversation) requested the proxy be reviewed for next year’s AGM. The current format was put in place to help achieve quorum and to be in compliance with the new Condominium Act regulations that stipulate a person must be named. The Joint Boards will review the Proxy in advance of the next Annual meeting.
- 12. **Adjournment:** Motion to adjourn at 1:41 p.m.

*DISCLAIMER: Until reviewed and approved at a future Annual Committee meeting, at which time changes may be made, minutes are unapproved*