



# Minutes of the 2007 Annual General Meeting

Held Tuesday, April 3, 2007, at the Holiday Inn, North Vancouver

Note taker – Wayne Gregg, Recording Secretary, LLE Board of Directors

## 7:00 PM – Registration for voting

The registration of owners and sign-in for voting cards began at 7 PM.

## 7:30 PM – Call to order

1. **Declaration of Quorum** so proceedings can begin (a minimum of eight lot owners present in person or by proxy). George Henry announced that the number of owners present in person or by proxy was 52 in person and 23 by proxy for a total of 75.
2. **Section Meetings** – First we held the six individual Section meetings. Lillooet Lake Estates is divided into six Sections (think of them as neighbourhoods or wards). Each Section elected two Directors to represent them for 2007. The results of the section meetings were reported to the head table.
3. After the Section meetings, the lot owners reconvened and the AGM began. George Henry welcomed the lot owners to the AGM and provided them with some information about the Board's past years' activities, in particular, the water system.
4. George Henry announced the results of the Section meetings and introduced the Directors for 2007.

Section	Gate	Name
1	1	Dave Arding
1	1	Rob Kappeler
2	2	Mike Bjelos
2	2	Paul Palmer
3	2	Julie Roberts
3	2	Wayne Gregg
4	4	George Henry
4	4	Lorne Craig
5	5	Peter Eisenbock
5	5	Ralph Steinhauser
6	6	Bob Prior
6	6	Vince Poirier



5. **Approval of the Minutes** of the last AGM held April 4, 2006, as reported in the July 2006 Newsletter.  
Motion: Bill Bowie, Lot#: 50A  
Secunder: Archie Sullivan, Lot#: 39  
Vote: UNANIMOUS

6. **Lawsuit update** – George Henry announced that this item was removed from Agenda because we still do not have a settlement that we can present to the lot owners. When we do, we will call an SGM and present it at that time.

7. **Finance** – Ralph Steinhauser presented the Arrears Resolution.

**Resolution:** That the Board take strong, consistent action to reduce our arrears.

Motion: Werner Klassen, Lot#: 58

Secunder: Alan Sullivan, Lot#: 52

Vote: For: 70 Against: 5 CARRIED

8. **Finance** –Vince Poirier presented the Financial Statements for 2006 with explanations as required.

**Finance** –Vince Poirier presented the Budget for 2007 and proposed annual contribution. This required three Resolutions.

**Resolution #1:** To approve the recommended Operation Cost

Motion: Wayne Gregg, Lot#: 161

Secunder: Bill Bowie, Lot#: 50A

Vote: UNANIMOUS

**Resolution #2:** To approve the recommended Special Cost

Motion: Dan Jansen, Lot#: 84

Secunder: Lorne Craig, Lot#: 47

Vote: UNANIMOUS

**Resolution #3:** To approve the pre-payment of the property taxes as recommended

Motion: Diane Zaste, Lot#: 42

Secunder: Fritz Graf, Lot#: 105

Vote: UNANIMOUS

9. **New Business** – Lorne Craig reported on the types of insurance that are available to LLE and what the Directors are proposing to purchase.

**Resolution #1** – LLE will not carry General Liability Insurance due to excessive cost and prohibitive exclusions. All owners are expected to carry insurance for



themselves and their guests.

Motion: Shirley Henry, Lot#: 12

Seconder: Laddy Branda, Lot#: 13

Vote: For: 18 Against: 57 DEFEATED

**Amended Resolution #2** – LLE Board of Directors will only purchase Property insurance when in their opinion; the cost and coverage are reasonable. Owners are aware that LLE may occasionally have to pay for certain unexpected expenses and damages as a result.

Motion: Wayne Gregg, Lot#: 161

Seconder: Mike Bjelos, Lot#: 125

Vote: For: 74 Against: 0 Abstaining: 1 CARRIED

**Resolution #3** – LLE will continue to carry Directors' Errors and Omissions Insurance to support and encourage the efforts of its volunteer Board.

Motion: Bill Bowie, Lot#: 50A

Seconder: Ralph Steinhauser, Lot#: 25

Vote: UNANIMOUS

**Additional Resolution #1A** from the lot owners (required as a result of the defeat of the insurance Resolution #1) – The Board of Directors will find the best possible General Liability insurance coverage for the LLE common property that can be purchased for no more than \$100 per lot. In order to pay for this, the LLE Annual Contribution will be raised from \$800 to \$900.

Motion: Willy Schuurman, Lot#: 35

Seconder: John Reid, Lot#: 88

Vote: For: 66 Against: 9 CARRIED

**10. Adjournment – motion to adjourn**

Time: 9:55 PM