



ARIA Apartment Homeowners Corporation
ANNUAL GENERAL MEETING MINUTES

LOCATION: West Kelowna Yacht Club

4111 Gellatly Road

West Kelowna, BC.

V4T 2K2

DATE: June 26th, 2025, at 5:00pm

1. **Certify proxies & establish a quorum:** Owners were signed in and proxies were verified. At the time of the meeting there were 67 owners present in person or by proxy. The meeting was declared valid and called to order at 5:07pm.
*There was a minute of silence dedicated to past Board President Gail to honor her service to Aria.
2. **Elect a chairperson, if necessary:** Board President Karen Luniw was present and chaired the meeting.
3. **Record proof of notice of meeting:** The notice package was distributed on or before June 6th, 2025.
4. **Approve the Agenda:** Motion and second to add 7.b Vice President Report and change k. Resolution #11 to remove Special Levy in the title and replace with CRF Expense. **Carried by a clear majority.** Motion and second to approve the agenda as amended. **Carried by a clear majority.**
5. **Approval of the minutes to the AGM June 20, 2024 (as distributed).** It was noted that under section 10. The word rescinded should read refused. Motion and second to approve June 20, 2024, minutes as amended. **Carried by a clear majority.**
6. **Ratify any new rules (Majority Vote) (as distributed):** Motion and second to approve house rules as distributed. **Carried by a clear majority.**
7. **Reports:**
 - a. **President's Report (as distributed).**
 - b. **Vice President's Report (as distributed).**
 - c. **Treasurer's Report (as distributed).**
 - d. **Review of financials to March 31, 2025 (as distributed).**
 - e. **Report on Insurance Coverage (as distributed).** The strata manager reminded owners to be sure their own personal insurance policy covers the strata deductible in the event they are responsible for a loss and any betterments or upgrades. The stratas insurance "if triggered" will not cover any improvements. It is also in owners' best interest to investigate adequate live out coverage if there was a total loss. Most personal premiums include this option but could be inadequate if one was to be out of the home for several years.

8. **Approve the budget for the 2025/2026 fiscal year. (Majority Vote) (as distributed).** Motion and second to approve the proposed budget. **Carried by a clear majority.**
9. **New business: *The following information is applicable to resolutions #1 through #10 which propose funding through special assessment.***

Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement. If a strata lot is sold after this special levy is approved, then the seller owes the strata corporation any payment due before the date the strata lot is conveyed, and the purchaser owes any payment due on or after the date the strata lot is conveyed.

Any associated or implied changes in the use or appearance of common property associated with replacing the project, pursuant to section 71 of the Strata Property Act.

The approvals herein also include any required approval of any temporary disruption in use or access to common property and/or the strata lot caused by the remediation work, and the Strata Council shall have authority to restrict access to portions of common property to permit work to complete safely and may post signage or authorize the erection of barricades for that purpose.

The Strata Council shall have authority to do anything required to give effect to the foregoing, including but not limited to: enter into any required contracts, commence the project, direct the project, issue payments and reimbursements contemplated herein, and/or direct strata management to do any of these things.

Owners may be required to grant access to their units to the contractors for the duration of some of the projects. Pursuant to section 108(4.1) and 108(4.2) of the Strata Property Act, the Strata Council is hereby authorized to assess interest on late payment of any special levy contribution at a rate of 10% per annum, compounded annually but assessed monthly.

If the amount collected by special levy exceeds the amount required, or for any other reason is not fully used for the purpose set out in this resolution, the Strata Corporation must return the money to the owners in an amount proportional to their contributions, except that if no owner is entitled to receive more than \$100.00 in total the Strata Council may deposit the excess in the Contingency Reserve Fund

a. **RESOLUTION #1 – (¾ vote) Special Levy: Approval of Resolution #2 through #9**

Motion and second to approve resolution #1.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation that; to approve a special assessment due September 1, 2025, to fund resolutions #2 through #9 totaling \$417,009.19. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

33 In Favor. 31 Opposed. 0 Abstentions. Motion Defeated. 51.56%

RESOLUTION #2- (¾ vote) Special Levy: HVAC Replacement B1, B2 & B3

Motion and second to approve resolution #2.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to replace B1, B2 and B3 HVAC Systems totaling \$114,555.79. Each strata lot's share of the special levy is calculated based on the unit

entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

60 In Favor. 5 Opposed. 0 Abstentions. Motion Carried. 92.31%

b. RESOLUTION #3 – (¾ vote) Special Levy: Exterior Painting

Motion and second to approve resolution #3.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to complete specific areas of exterior painting totaling \$62,766.90. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

55 In Favor. 11 Opposed. 0 Abstentions. Motion Carried. 83.33%

c. RESOLUTION #4 – (¾ vote) Special Levy: Fall 2025 and Spring 2026 Soil Care & Tree/Shrub Work

Motion and second to approve resolution #4.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to complete Fall 2025 and Spring 2026 soil care and tree and shrub work totaling \$9,297. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

49 In Favor. 12 Opposed. 0 Abstentions. Motion Carried. 80.33%

d. RESOLUTION #5 – (¾ vote) Special Levy: Gutter Repairs and Drainage Installation

Motion and second to approve resolution #5. .

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to repair and install gutter deficiencies totaling \$28,906.50. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

53 In Favor. 2 Opposed. 0 Abstentions. Motion Carried. 96.36%

e. RESOLUTION #6 – (¾ vote) Special Levy: Interior Carpet Replacement B1, B2 & B3

Motion and second to approve resolution #6.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to replace the carpets \$157,599. Each

strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

28 In Favor. 35 Opposed. 0 Abstentions. Motion Defeated. 44.44%

f. RESOLUTION #7 – (¾ vote) Special Levy: Perimeter Fence Repairs and Painting

Motion and second to approve resolution #7.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to repair and maintain the perimeter fence totaling \$25,200. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

40 In Favor. 26 Opposed. 0 Abstentions. Motion Defeated. 60.61%

g. RESOLUTION #8– (¾ vote) Special Levy: Employee Facility Installation

Motion and second to approve resolution #8.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, to install employee facilities totaling \$12,684. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

58 In Favor. 3 Opposed. 0 Abstentions. Motion Carried. 95.08%

h. RESOLUTION #9– (¾ vote) Special Levy: Fountain Replacement/Repair

Motion and second to approve resolution #9.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve a special assessment due September 1, 2025, for the replacement or repair of the fountain totaling \$6,000. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

36 In Favor. 32 Opposed. 0 Abstentions. Motion Defeated. 52.94%

i. RESOLUTION #10– (¾ vote) Special Levy: Park Upgrades

Motion and second to approve resolution #10.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation that; approve a special assessment due September 1, 2025, to fund the dog park project as outlined in Appendix I totaling \$17,700. Each strata lot's share of the special levy is calculated based on the unit entitlement of each respective strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule of unit entitlement.

18 In Favor. 50 Opposed. 0 Abstentions. **Motion Defeated.** 26.47%

j. RESOLUTION #11- (¾ vote) CRF Expense: Mulch Application

Motion and second to approve resolution #11.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$10,347.75 from the contingency reserve fund for the purpose of mulch application throughout the property.

58 In Favor. 4 Opposed. 0 Abstentions. **Motion Carried.** 93.55%

k. RESOLUTION #12 – (¾ vote) CRF Expense: Pacific Western Quotes 5 Year Sprinkler Inspection & Extinguishers Due for Servicing B1, B2 & B3

Motion and second to approve resolution #12.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$8,524.83 from the contingency reserve fund for the purpose of 5 yr sprinkler inspection and fire extinguisher servicing in all buildings.

Motion Carried. 100%

l. RESOLUTION #13 – (¾ vote) CRF Expense: Drain Cleaning & Jetting B1, B2 & B3

Motion and second to approve resolution #13.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$29,820 from the contingency reserve fund to hydro jet all parkade plumbing and auger and or hydro jet down building stacks from top floor kitchens for all three buildings.

60 In Favor. 5 Opposed. 0 Abstentions. **Motion Carried.** 92.31%

m. RESOLUTION #14 – (¾ vote) CRF Expense: Installation of Obsolete Fire Panels in B1 & B2

Motion and second to approve resolution #14. Owners requested that a second quote be obtained prior to the Board moving forward with the project.

BE IT RESOLVED BY ¾ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$36,817.68 from the contingency reserve fund to replace B1 and B2 Fire Panels.

59 In Favor. 2 Opposed. 1 Abstentions. **Motion Carried.** 96.72%

n. RESOLUTION #15 – (¾ vote) CRF Expense: Dryer Vent Cleaning Exterior Clean

Motion and second to approve resolution #15.

BE IT RESOLVED BY $\frac{3}{4}$ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$10,100 from the contingency reserve fund to complete exterior dryer vent cleaning at all three buildings.

59 In Favor. 5 Opposed. 0 Abstentions. Motion Carried. 92.19%

o. RESOLUTION #16 – ($\frac{3}{4}$ vote) CRF Expense: Elevator Pins

Motion and second to approve resolution #16.

BE IT RESOLVED BY $\frac{3}{4}$ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$3,079.65 from the contingency reserve fund to replace missing pad pins and tighten elevator rails in B2 & B3 Elevators.

Motion Carried. 100%

p. RESOLUTION #17 – ($\frac{3}{4}$ vote) CRF Expense: Aria/Two Eagles Sign

Motion and second to approve resolution #17.

BE IT RESOLVED BY $\frac{3}{4}$ vote resolution of The Owners of the ARIA Apartment Homeowners Corporation; approve spending \$9397.50 from the contingency reserve fund to repair the Aria/ Two Eagles sign. Any remaining funds may be used for any additional pillar repairs, if necessary, otherwise the funds will remain in the CRF for another purpose.

43 In Favor. 23 Opposed. 0 Abstentions. Motion Defeated. 65.15%

10. Election of Board Members/nominations from the floor.

The following owners have put their name forward for election

Karen Luniw

Joanne Kurtzke

Susan Jones

Susie Farmer

Sandy Atkinson

Trish Fenton

Nominations were taken from the floor. There were no nominees. Motion and second to cease nominations. **Carried by a clear majority.**

A secret ballot was requested prior to the meeting. Two scrutineers tallied the votes. All nominees received majority approval.

11. Termination of the meeting: The two scrutineers motioned and seconded to terminate the meeting at 8:11pm. **Carried by a majority.**

