

AGM INSTRUCTIONS: If you are attending, please contact the CHOA office at info@choa.bc.ca for a zoom invitation link

CHOA AGM 2023

AGENDA

- Registration: 6:30 pm
- Call to Order: 7:00 pm
- Approval of the Agenda
- Approval of minutes from CHOA AGM May 31, 2022
- Financial Report 2022
- Nomination & Election of Directors
- Adjourn

Minutes of the Annual General Meeting

CHOA May 31, 2022

1. The meeting was conducted electronically in accordance with CHOA's bylaws. Notice was issued by mail in the CHOA Journal April 15th, and electronically to subscribers.
2. Called to order at 7:03 pm by Ryan Abbott President.
3. There were 12 strata corporations represented and present, meeting the quorum requirements of the association. Bylaw 16 (3)
4. Approval of the Agenda
Motion: VIS5081
2nd: KAS 1880 Carried

5. Approval of the Minutes of June 1 AGM , 2021
Motion: KAS 967,
2nd VIS 2044 Carried
6. Motion to approve the bylaw amendment to increase the reporting for accounting and financial operations.
By Special Resolution
Motion KAS 33,
2nd LMS 810 Carried
unanimously
7. Financial Report: The executive Director provided an update for the financial year ending 2021 with a surplus of \$40,753 to be carried over as research for 2022. Research highlights for 2022 are: *Electrical Capacity Studies to accommodate EVSE and Heat Pump Conversions, Accessibility and Accommodation, Weight loads on high rise buildings, Balcony Glass Enclosure Maintenance*
8. Nomination and election of board members for 2022. There are 6 vacancies open for nominations of 2

- year terms. Those elected are:
Ryan Abbott LMS3679, Vancouver
Broc Bracconier KAS 1884, Kelowna
Keith Davis VIS2044, Victoria
Wayne Henderson LMS4091, Vancouver
Pummy Kaur LMS810, Surrey
Mary Stojanovic VR 53, Vancouver
Many thanks to Matt Taylor, serving from the Okanagan, and our Business Members who contribute their volunteer time, Jennifer Neville, Steve Storrey, Allyson Baker
9. Meeting adjourned at 7:46 pm
Motion: VIS5081,
2nd: VR 1175 Carried

CHOA BUSINESS APPOINTEES FOR 2022:

Allyson Baker, Clark Wilson LLP
Jennifer Neville, Hamilton and Co
Steve Storrey, BFL Insurance

LEGAL SERVICES:

Wilson McCormack Law Corporation

PRESIDENT'S REPORT

It's been another eventful year for CHOA, as we strive to step up and speak up for the interests of strata owners across British Columbia.

Our mandate remains to lead education, understanding and research to support strata councils, owners, residents, property managers and others, and make strata living a rewarding experience.

With the recent passing of Bill 44, the *Building and Strata Statutes Amendment Act*, CHOA has been a sought-after resource by the media, strata councils and owners. Bill 44 prohibits a strata corporation from restricting rentals, which we fear will make life difficult for strata corporations that rely on resident owners to participate on strata councils. Among other concerns, landlords rarely participate in strata operations, and rarely support essential strata fee increases or special levies.

While Bill 44 impacts close to 300,000 owners across the province, unfortunately the provincial government chose not to consult the public before proceeding. But our thanks to the thousands of strata

corporations who chose to engage their MLAs and provincial housing ministry on the issue, offering concerns and opinions.

Thanks as well to the 387 strata corporations who participated in our survey on accessibility, providing invaluable insights. We'd like to acknowledge the many strata corporations who are already voluntarily planning accessibility upgrades to entries, elevators, parking garages and common facilities, making their communities more welcoming for all.

The pandemic changed life for everyone in B.C., and CHOA was no exception. We've adapted by providing webinars and seminars online, which proved to be an effective way to share information and answer questions for even more British Columbians across the province. Paired with in-person sessions, over 5,500 people attended our informational events in 2022.

A hearty thanks to CHOA board member Bill Thorburn, who is stepping down after 14 years, including several as board president. His energy, optimism and ideas have been virtually limitless, and he will be missed.

Finally, we'd like to acknowledge the hardworking CHOA advisors and staff members in Kelowna, Prince George, Victoria and New Westminster, whose expertise—and patience—make strata living a positive experience for us all. They are the reason CHOA is so valued and appreciated by our 7,000-plus strata corporation members, 320 business members, 360 associate members, and so many more across the province. And counting.

Sincerely,
Ley LeFeuvre
President, CHOA Board of Directors

