

THE STELLA NOVA
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, March 6, 2013 at 6:00pm
Owner's Lounge – Stella 1110- 11th Street SW

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| Present: Frank Meriwether Wayne Trieu Charles Starke Chai Ying Son Ali Safaie Camila Avendano Evelyn Thompson- Rancho Realty Kerry Fitzsimmons – Rancho Realty | Absent: Ken MacAulay |
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1. Introduction

Evelyn welcomed all newly elected Board members.

As this was the first meeting of new Board and Board positions would be determined at this meeting, it was agreed that Evelyn would act as Chairperson of the meeting, and Kerry would record the minutes.

2. Call to Order

Evelyn called the meeting to order at 6:14pm.

As quorum was present, the meeting was properly constituted for the conduct of business.

3. Review of Roles and Responsibilities

Evelyn distributed a summary of the roles and responsibilities of the Board and Executive positions and committees for review and discussion.

4. Election of Officers of the Board

Upon a motion made by Charles, seconded by Ali and unanimously carried, the following members were elected as officers of the Board of Directors.

President – Charles Starke
Vice President – Frank Meriwether
Treasurer – Wayne Trieu
Secretary – Ali Safaie

5. Appointment of Committee Coordinators

Moved by Frank, seconded by Chai and unanimously carried, the following members were appointed as Committee Coordinators.

Social/Communications Coordinator – Camila Avendano
Building Maintenance/Security Coordinator – Ken MacAulay
By-law Review Coordinator – Ali Safaie
Developer Liaison Coordinator – Ken MacAulay
Staff Coordinator – Chai Ying Son

6. Approval of Minutes

6.1 Evelyn asked for approval of the minutes from the Board meetings held on December 12, 2012 and January 24, 2013 if there were no errors or omissions.

Moved by Wayne, seconded by Frank and unanimously carried, that the minutes of the meetings held on December 12, 2012 and January 24, 2013 be accepted as presented.

6.2 Approval of the draft AGM Minutes of February 21, 2013 - tabled

7. Financials

7.1 Acceptance of the January 2013 Financial Statements – tabled

7.2 Accounts Receivable – tabled

7.3 Reserve Investments – tabled

8. Correspondence

8.1 1302 Nova – McLeod Law reply to response from owner - tabled

8.2 101 Nova – Special Assessment for Commercial Units - tabled

9. Motions

9.1 607 Nova – ratify email approval of pet

9.2 509 Stella – ratify email approval to reimburse owner for report from acoustical engineer regarding deficiency in wall construction between 501 and 509

Wayne moved to ratify the email approval from the previous Board of Directors for the pet request for 607 Nova, and the email approval from the previous Board of Directors to reimburse the owner of 509 Stella for the report from the acoustical engineer, seconded by Frank and unanimously carried.

9.3 Ratify email approval of the Management Contract for the effective date of October 1, 2012.

Wayne moved to ratify email approval of the Management Contract as recommended by the previous Contract Committee, seconded by Frank and unanimously carried.

10. Site Manager's Report – tabled

11. Date, Time, Venue of Next Meeting(s) - Stella Lounge at 6:00pm.

April 30 May 28

June 25 No meeting in July

August 27 September 24

October 29 November 26

No meeting in December in lieu of Christmas Party

It was suggested that all meeting materials be distributed to the members in advance of the meeting. As well Chai offered to be the timekeeper to help ensure that discussions at the meetings are more focused and to help keep the meetings on track.

12. Adjournment

The meeting adjourned at 7:30pm.

Minutes respectfully submitted by Kerry Fitzsimmons