

**MACEWAN GARDENS II  
CONDOMINIUM CORPORATION NO. 092 4818  
Annual General Meeting  
September 21, 2010**

**LOCATION:** MacEwan Gardens II Amenities Room  
263 Macewan Road SW  
Edmonton, AB T6W 0C4

**ATTENDEES**

ALWAN, Ali: #308  
BEZAN, Janis: #214  
BOK, Jinsoo: #114  
BECERRA, Jose/MARIN, Andreina: #116  
BIRSE, Ian: #421  
BISHOP, Deborah: #430  
BURNS, James & Norma: #408  
CHARRON, Jean Charles: #305  
CHOW, Janis: #229  
CHUNNING, Chen: #103, #108, #111,  
#134, #201, #208, #209, #211, #235, #238,  
#301, #313, #323, #339, #340, #341, #401,  
#406, #409, #415, #418, #419, #427, #432  
D'LIMA, Aneil: #431  
DHIAL, Ashish/KAFLE, Kunjana: #202  
\*DONALD/KACHUROWSKI: #327  
DOUCET, Jacqueline: #440  
DURU, Millicent: #413  
FISCHER, Amber & Chris: #411  
GIROUX, Laura: #129  
GOUDREAU, Chantal: #311

GUZMAN, Ethel: #420  
HAYES, Kenneth: #206  
HILL, Jordan: #237  
KOHNNEN, Anna-Marie: #224  
KWAN, Bryan: #410  
LAM, Jonathan: #324  
\*LANE, Doug & Jill: #216  
LeBRIE, E./YAKEM, A.: #137  
MacRAE, Betty: #231  
MAKSYLEWICZ, Joseph: #329  
MARCHESSAULT, Katherine: #121  
MASTEL, Robert Mastel: #303  
MATELUNA/ZUNIGA: #226  
MUWANGUZI, Nikkita: #302  
McLEOD, Jeffrey: #215  
NAETH, Jacqueline: #140  
NEUFELD, Michael: #414  
NICOLSON, Alisa: #126  
OLSON, Rosswell & Gail: #110  
PANG, Guoxin/ZHAO, Wei: #320  
PEL, Christina/WARD, Eric: #412

PLANTE, Meagen: #405  
PRENTICE, Natalie: #332  
SCHMIDT, Deborah: #314  
SO, Lucy: #436  
SOCKETT, Fraser: #233  
TARBETT, John: #304  
THEORET, Victor: #403  
THIDRICKSON, Bren-Lee: #131  
TRAN, Vanessa: #310  
TWERDY, Nicole: #236  
VAN ALLER, Pamela: #312  
VASS, Heather: #317  
ZIAI, Gwen: #225  
*\*denotes representation by proxy*

MILLIKEN, Bryce: Ogilvie LLP  
MITCHELL, Dawn: Phoenix Insurance  
DENHAM, Courtney: DelCasa Management  
ZOVIGHIAN, Alex: DelCasa Management

**MINUTES**

<b>No.</b>	<b>Item</b>	<b>Action</b>
<b>I.</b>	<b>Call to Order/Introduction of Head Table</b>	
	Chairman Bryce Milliken of Ogilvie LLP called the meeting to order at 6:35 p.m. Bryce explained that the purpose of the meeting was to elect a Board of Directors for Macewan Gardens II Condominium Corporation and introduced the Head Table: <i>Bryce Milliken, Ogilvie LLP Dawn Mitchell, Phoenix Insurance Group Chen Chunning – Best Communities Alex Zovighian – DelCasa Management Inc.</i>	
<b>II.</b>	<b>Confirmation of Quorum and Proof of Notice</b>	
	Courtney Denham of DelCasa Management Inc., confirmed the establishment of quorum required under the by-laws with seventy three (73) condo owners represented in attendance and two (2) by proxy. Courtney confirmed the Notice of Meeting was sent on September 7 <sup>th</sup> , 2010.	
<b>III.</b>	<b>Reports</b>	
	<b>Insurance Report</b> – Dawn Mitchell explained that the Condominium Corporation's insurance covers the replacement costs of the structure of the building and that owners should be obtaining their own content and liability insurance. Dawn identified the deductibles and also explained that the owner is responsible for reimbursing the Condominium Corporation for the deductible if the Owner/Tenant	

	<p>has caused the loss. She also noted that betterments within the unit would not be covered and the standard model would be replaced if a loss should occur. Dawn pointed out the liability associated with being a Board member and that this is covered up to \$2 million.</p> <p><b>Developer Report</b> – Chen Chunning briefly welcomed the new owners and outlined the planned completion date and landscaping.</p> <p><b>Property Manager Report</b> – Alex Zovighian outlined DelCasa Management’s role as the property manager and emphasized that DelCasa acts on direction from the Board. Alex informed owners of the importance of communication between owners, Board members, and DelCasa and the After-Hours Emergency line available.</p> <p>There was a question and answer period regarding, recent break-ins, the number of renters and sound barrier problems in units #131 and #231.</p>	
<b>IV.</b>	<b>Election of Board of Directors</b>	
	<p>Bryce explained the role of the Board and its fiduciary duty to act in the best interest of the condominium corporation. He opened the floor for nominations by asking participants to stand and give their names if they would like to let their name stand for election. Bryce asked for a motion to cease nominations.</p> <p><b>Motion by:</b> Roswell Olson, 110  <b>Seconded by:</b> Eric Ward, 412</p> <p>As there were more than 7 individual names standing for election, in accordance with the By-laws, an election was required.</p> <p><b>The following were elected:</b></p> <p style="text-align: center;"><i>Roswell Olson, 110</i>  <i>Kate Marchessault, 121</i>  <i>Bren-Lee Thidrickson, 131</i>  <i>Betty MacRae, 231</i>  <i>Chantal Goudreau, 311</i>  <i>Deborah Schmidt, 314</i>  <i>Michael Neufeld, 414</i></p>	CARRIED
<b>V.</b>	<b>Adjournment</b>	
	Bryce Milliken adjourned the meeting at 7:53 p.m.	

Minutes Prepared By: DENHAM, Courney  
DelCasa Management Inc.  
September 21, 2010