

Good evening, ladies and gentlemen. My name is Robert Hemminger. I am a current board member of your Kings Heights homeowner's association, and I will be acting as Chairperson of tonight's meeting. I would now like to call the meeting to order. Time is now 6:50 pm. Joining me up front this evening are two other members of your Board of Directors, Milosz Karpinski (who has been on the board since the inception of a community board) and Chad Thompson. Other board members who send their regrets are Jack Lee and Chris Washburn. Also joining us up front this evening are Renee Hodgson and Shannalee Ward, all representing Astoria Asset Management who has been contracted by the Board of KHHOA to act as the association's Property Managers.

I would ask that Milosz/Chad act as secretary of this meeting. I would like to specify that unless otherwise specified, all issues and resolutions to be approved by the voting members are by way of an ordinary resolution which requires the Voting Members present in person, or by proxy, voting in favor.

I would like to ask for a motion to dispense with the reading of the notice calling the meeting (page 2 of the homeowner package). Milosz moved. Rich Nix seconded the motion. All in favor? Opposed? I hereby declare the motion carried.

I would like for Astoria to provide proper proof of mailing of the Notice of the meeting to the members. 21 days, Email + Website. Astoria has taken attendance this evening and states there are 59 homes present in person and 19 shown in attendance by proxy. A minimum of 5 is required for quorum. Motion to accept this was achieved by Sherry E, 2nd by Sara Atkinson. All in favor? Opposed? Carried.

I hereby declare that the meeting is duly called and properly constituted for business. Circulated upon your entry to the meeting this evening were the minutes of the 2019 & 2020 Annual General meetings (2020 being a virtual meeting). I would like to ask for a motion to accept the minutes of both these meetings as written Jeff Clark moved. Milosz seconded. All in favor? Opposed? Carried.

I would like to propose to receive, as information, the 2021 audited financial statements of the association for the year ended December 31, 2021. Rob to review the financial statements for the association - attached. I would now like to ask for a motion to approve the audited financial statements as presented to the membership. Erica moved. Sherry E seconded. All in favor? Any opposed? Carried.

Furthermore, I would like to ask for a motion that the board of directors appoint C&E LLP Chartered Professional Accountants as the auditor for the fiscal year ending December 31, 2022, and that the directors be authorized to fix remuneration. All in favor? Opposed? Carried.

Report to membership. (Rob to generate report - see attached).

- Review of the past year
- Plans for the upcoming year

At this point we will open the floor to questions from the membership. I would ask that the questions be respectful. To the extent that the answer is not readily available this evening, the newly elected board members/Astoria will reach out to you in the next few weeks.

The next item of business is the election of directors. Up to Seven (7) directors can be elected to serve until the next annual general meeting of the association. I would like a motion to approve this. Rachel Nivan-moved that up to directors be elected to serve until the next AGM. Lisa M. seconded the motion. All in favor? Opposed? Carried.

Currently there are two members who wish to stand for re-election to the board of directors. Milosz Karpinski and myself, Robert Hemminger. To those of you who don't know Milosz and myself we will provide a brief background of why we serve and what our backgrounds are.

For the other persons who wish to let their name stand as directors of the Association, please rise, state your name and please give us a brief introduction of yourself and why you wish to serve as a member of the board of the KHHOA. I would ask that Shannalee Ward keep track of the names being presented as potential board members

The following individuals have put their names forward to be nominated to serve as resident directors of the board of directors of the Kings Heights Home-Owners Association.

1. Milosz Karpinski
2. Robert Hemminger
3. Lisa McGrath
4. Heather Harke
5. Baljit Joshi
6. Leslie Brown

I would now like to ask for a motion to nominate these individuals for election to the board. Sherry E moved and Brenda seconded the motion. All in favor? Opposed? I declare the motion carried.

Less than 7 candidates.

As there are less than 7 candidates nominated I would hereby like a motion to elect as Directors, the persons nominated, to hold office for a one-year term or until their successors are elected or appointed. Sherri E so moved. Rich Nixon seconded the motion. All in favor? Opposed? So, carried. I would like to announce that the following persons have been elected to serve on the Kings Heights Homeowners Association Board of Directors for a one-year term or until their successors are elected or appointed.

I would like to ask if there is any further business to transact at the Annual General Meeting of the association. I would like to ask for a motion to terminate the meeting at 8:42pm Erin moved that the meeting be terminated. Sylvia seconded the motion. All in favor? Opposed? I declare that the motion is carried and that the meeting is adjourned. I would like to thank all of you for coming to participate in tonight's AGM. This is your community, and we appreciate your input. For the newly elected directors, please stay behind so that we can gather contact information and schedule the first meeting of the newly elected Board.