St. George's Village Seniors Housing Co-operative
52-23580 Dewdney Trunk Road, Maple Ridge, B.C, V2X 0S8

GENERAL MEETING
Of the membership of St. George's Village Seniors Housing Co-operative

Date: February 24, 2026 at 6pm

Location: Activity Hall

Call to order: 6pm
Territorial Acknowledgement

Determination of quorum: yes-39 people in attendance and one online.

Meeting Procedures reviewed

Natalie moved that the agenda be approved, Bob seconded. Carried
The Board of Directors was introduced. Profound thanks offered to the three people who are leaving the Board: Trudy Halliday, Faye Steinke and Natalie Macklin.

Special thanks offered to Trudy for all her work on the gardens and to Howard for his years of service on the Maintenance Committee.

Caught in the Act:

Natalie thanked Becki for her help to all the residents with their technology. Becki has helped most of the residents with something and also offers an Ipad class once a week. She proposed the establishment of a Tech Committee for the Village and has already recruited someone: Natalie.

Residents Comings and Goings
We said goodbye to many members and welcomed new ones.

Natalie moved that Hugh, Dave and Bob be appointed as scrutineers for this meeting, with Becki being the scrutineer for online voting. Barry seconded. Carried

Natalie highlighted a few excerpts from the Financial Report: we have two investments remaining with TD Bank: $30715 which matures October 27, 26 and $125314 which matures March 20, 28. The balance in the contingency fund at year end was $202554 and the general account was $77295.

Natalie introduced Michael Zamprogno of MNP and asked him to go over the financial statements.

Michael expressed thanks to Brenda for all her help. He stated there were no concerns noted. The contingency fund is down because of the Poly B replacement project. 2025 expenses were fairly consistent, although the cost of insurance and snow removal are up a bit. The work done on remediation of the crawlspaces in Cluster one was also an unexpected expense. There were no questions from the floor about the financial statement. Thanks were offered to Michael before he left.

Natalie moved that we adopt the minutes From the General Meeting held October 28, 2025. Hugh seconded. Carried.

Natalie moved, Dave seconded that the Financial Report be accepted. Carried.

Remarks from the President:

Our CHF BC Asset Management Plan which includes the Building Condition Assessment & the Capital Reserve Fund enables the Board to:
(i) plan for future renovations and/or improvements.
(ii) Insure that the Contingency Funds are adequate to meet the expenditures involved.
(iii) most importantly ensures that we protect our equity- our top priority.
It also hopefully avoids the need for large levies. Large levies cause problems for the Board, for the membership at large and for individual members/shareholders.
We experienced a relatively large levy this past year- $4000.00 for Poly B replacement project.
We were able to find a way to accommodate the shareholders all the Units except for one resulting in the placement of a $4000.00 lien on the shares on that Unit.
Reviewing our rules and procedures to ensure we are structured to meet the challenges of a changing society.
We have been working on this and are grateful for the legal advice we have been able to receive from CHF BC. This has saved us more money than the $2,700.00 we pay for our membership. On one occasion CHF BC advised us to seek legal counsel which is not covered by our membership. The actual cost of that legal COUNSEL was in the area of $2000.00. We were able to have it reduced to around $1000.00 because of our membership (with CHF BC?).
In the midst of all this ongoing work we had significant transition in our management. We believe that the management situation will continue to stabilize as we move forward. We are very satisfied with and thankful for our new Manager, Brenda.
We are fortunate to live in St George's Village and are aware that every member and every Committee contributes to the community. We acknowledge specifically the work of the Social Committee creating and building community and the Gardening Committee for its work in keeping the Village beautiful for us as well and our visitors. We receive lots of positive comments from those who pass through the Village.

Report from the Secretary-Treasurer:

The Transition Committee: The Boards initial purpose for this committee was to work with the Manager to define her role and the responsibilities of the position vs what the Board was willing and/or able to take on. As you may or may not be aware, Natalie D, our
Manager of nearly 20 years took on a great deal of responsibility outside of the task of Manager, and though we were grateful, we were really unaware of just how much extra she did for our Village. When she resigned and Roxanne B took over, it became clear that changes were needed to define and refine the role going forward.
It took us longer than expected to work on this issue as we also had the massive job of the Poly B replacement project, then another change in Management. We began our work in the late fall of 2025. We've made significant progress in not only the Terms of Reference **(ToR)** and job description of the Manager, but also on our committees.

The Maintenance, Social and Gardening Committees remain largely unchanged, but each now has **ToR** to follow, which in turn provides consistency within each committee as they are set up with continuity in mind.
I'm happy to report that we now have the following committees and the **ToR** for each:

Community Building and Support: this committee encompasses the Interview committee but adds new member welcome visits and follow-up for committee/ volunteering opportunities and recruiting members for nomination for the Board and other committees as needed.

Safety and Security: this committee encompasses the Block Watch Committee, but adds Emergency Preparedness procedures and can develop, implement and review policies related to safety and security.

Tech and Newsletter: this committee is newly formed and its purpose is to support and coordinate digital communication, act as liaison between the office, residents and external tech service providers, maintain the Village website and Facebook page, and continue Becki's work on the monthly newsletter.

The Transition Committee, which is an ad hoc or temporary committee, continues its work to form a Finance Committee and a Management Advisory Committee. We will advise the membership when we have more information on these.
As always, we encourage members, new and not-so-new, to participate in committee work so as to not only enhance the community, but also your engagement within it.

From the Vice-President (Board Liaison for the Maintenance Committee)
Over the past couple of years, we have completed two major projects: the carport roof replacement and the Poly-B piping replacement. These were significant undertakings and important improvements for the Village.
This year, we hope to obtain expert advice regarding the life expectancy of our existing roofs and possibly the siding on our units. Receiving professional assessments will assist

us in determining how to proceed with future maintenance planning, budgeting, and potential fee considerations.

Last winter, it was discovered that there was moisture and mould present in the crawl spaces of Cluster 1 (Units 1–7), with the exception of Unit 6. It also appears that the crawl spaces in Cluster 1, again except for Unit 6, were never properly completed. In addition, cracks were discovered in the foundations of Units 1 and 2.

Following mould testing, the affected units in Cluster 1 were treated and mould-sprayed. Units 1 and 2 were identified as requiring the most immediate attention. The cracks in the foundations were repaired, and the crawl spaces were completely encapsulated.

This spring, we will retest all Cluster 1 units to determine whether the mould remediation and spraying were effective. The results will provide guidance on how we should proceed with the remains units in Cluster 1.

Carol asked about roof repairs and whose responsibility they are. Gerry confirmed that we will be getting professionals in to advise how long the roofs will last.

Paul asked about the lien on the unit with unpaid levy and would interest be charged. Gerry advised that this is not the intention and that the lien can be paid back at any time.

Natalie moved that we accept the Director’s Report. Gerry seconded. Carried

Election of board members:

Trudy, Faye and Natalie are finishing their terms. There are three nominations for the board: Terry Macklin, Alexis Elliot and Erna Ansell. There are no other nominations so all three are declared elected.

There being no other business the meeting was adjourned at 7pm.