

MINUTES OF THE TURN-OVER MEETING
NORTHSTAR RESIDENTS ASSOCIATION LTD.

ELECTION OF CHAIRMAN

Mr. Marcello Chiacchia of Genstar called the meeting to order at 7:05 p.m.

Upon motion duly made by Marcello Chiacchia (Genstar Representative) and seconded Benjamin Czlenski (Genstar Representative) IT WAS UNANIMOUSLY RESOLVED THAT Steve Raby be elected as Chairman of the Meeting. **CARRIED.**

Steve Raby then assumed the Chair and appointed Katelyn Jacobson to act as Secretary and record the Minutes of the Meeting.

INTRODUCTION OF HEAD TABLE AND GUESTS

The Chairman welcomed the Owners to the Annual General Meeting of the Corporation and introduced the following head table persons and other guests to the Meeting:

ESTABLISHMENT OF QUORUM:

The Secretary reported to the Chairman that a quorum of persons entitled to vote at the meeting appeared to be present by virtue that:

98 Units were represented by the personal appearance thereof

139 Units were represented by proxy

A total of 237 units were represented. The required quorum is 75 units.

As indicated at the start of the meeting, the Articles of Association of the Company were recently amended to confirm that the quorum for the turn-over meeting is one of the Subscriber Members (Genstar nominees) and To reduce the quorum at annual general meetings or special meetings of the Members from the original requirement of 10% of the Members to fifty (50) Members, in order to avoid quorum issues at meetings. This can be amended in the future by Special Resolution if that is the wish of the Members.

NOTICE OF MEETING:

The Chairman read the following Notice of the Annual Meeting which he advised had been mailed to each Unit Owner on the 26th day of February in compliance with the requirement of and the time specified in the By-Laws of the Corporation:

**TAKE NOTICE THAT THE TURN-OVER MEETING
OF NORTHSTAR RESIDENTS ASSOCIATION LTD.
WILL BE HELD AT: St. Jerome School Gymnasium**

**PLACE: 11616 Panorama Hills Blvd NW
Calgary, Alberta**

DATE: March 15, 2016

HOOR: 7:00 p.m.

The Chairman referred to the Agenda following the Notice and indicated the meeting would be conducted in accordance with the Agenda.

REPORT OF DEVELOPER:

See enclosed report from the Genstar as presented at FAGM.

REPORT OF CONDOMINIUM FIRST (PROFESSIONAL MANAGER):

No report was given.

APPOINTMENT OF AUDITORS

UPON MOTION DULY MADE BY Anitra Eden AND SECONDED BY Michael Savage IT WAS UNANIMOUSLY RESOLVED THAT the appointment of Auditors be left to the discretion of the incoming Board of Directors. **CARRIED.**

ELECTION OF BOARD OF DIRECTORS

UPON MOTION DULY MADE BY Susan Wood and seconded by Dale Rossy IT WAS UNANIMOUSLY RESOLVED THAT the Board be comprised of 10 Owners until the next AGM. **DENIED.**

The Proxy Holder abstained from the votes.

Q: Are each candidate able to present what they can bring to the board?

A: Each candidate will have one minutes to present their offerings to the board:

- Experience number of board members that is most effective for this organization
- 10 members is to many
- Would like to have more represented that not enough
- First year of board should have more members can reduce in future years
- Smaller group will get more done effectively that a larger group
- Good boards run at small, odd number
- Spreading out the board members over the property will ensure that everyone's concerns are being considered
- Motion to withdrawal 10 members, seconder does not want to withdrawal.

Q: Having other members not on the board participate to ensure quorum and effectiveness of meetings?

A: Will not be able to vote or represent quorum at board meetings if not on the board

10 Directors

In favor 35

Against 62

10 Board of Directors has been amended, motion made by David Dickson and seconded by Michael Savage to move forward with 7 board members. CARRIED.

Nominations began.

NOMINEES	NOMINATED BY
Howard Tse	Volunteered
Ron Buchan	Volunteered
Cesar Castillo	Volunteered
Dan Green	Volunteered – to be represented by Ron Buchan
Ray Hineman	Volunteered
Edmond Obasi	Volunteered
Terry Uzeila	Volunteered
Paul Vogel	Volunteered
Lonny Mah	Volunteered
Harry Sangha	Volunteered
Dragana Andjelkovic	Volunteered

Vote up to 7 people, 7 and up or voting more than once will spoil the ballots.

The Chairman appointed Cathryne Sobgny, Grant Flager, Michael Labinjo, and Nicole Dunbar to act as scrutineers in the counting of the ballots.

Antira Eden motion for the acceptance of resignation from Genstart and seconded by Dale Rossy.

Having received the report of the scrutineers, the Chairman declared the following Owners duly elected to the Board of Directors:

NAME	UNIT NO.
Howard Tse	15 Panatella Gardens NW
Paul Vogel	363 Panatella Court NW
Lonny Mah	166 Panatella Close NW
Ray Hineman	127 Panamount Heights
Dragana Andjelkovic	80 Panamount Hill NW
Terry Buzila	33 Panamount Green NW
Ron Buchan	131 Panamount Heights NW

NEW BUSINESS AND QUESTION PERIOD

Q: what was the bill of sale physical asset turned over?

A: \$ 1 no mortgage, no assets or liabilities start April 1 2016

Q: Encumbrance fees have gone to Genstart, will Genstart provide a budget as to where the corporation fees have gone to.

A: will present to the board of directors a move forward budget.

Q: Annual budget and AGM meetings were never held but provided in the corporation hand book.

ADJOURNMENT

UPON MOTION DULY MADE BY Susan Wood AND SECONDED BY Phili Eto IT WAS UNANIMOUSLY RESOLVED THAT the Meeting be adjourned.

The Meeting was adjourned at 9:00 p.m.

Chairman

Secretary