LANDING POINT AGM MARCH 2, 2026:
SPECIAL RESOLUTION: RESERVE FUND EXPENDITURE

BACKGROUND:

The Yukon Condominium Act, 2015 requires that any expenditures from a Corporation's Reserve Fund be approved by way of a Special Resolution.

EXPENDITURES FROM RESERVE FUND

Section 153 A condominium corporation must not spend money from its reserve fund unless the expenditure:

a) is consistent with the purposes of the fund as set out in section 129;
b) **is approved in advance by a special resolution or special levy authorized under section 156;** and
c) leaves sufficient funds in the reserve fund to serve its purpose under section 129 and to comply with any requirements in the regulations.

Board Identified Common Property Issues

The Board has identified the following common-property issues that could be addressed in 2026 through a special resolution presented to owners at the AGM to withdraw funds from the Reserve.

WHAT	ESTIMATED COST
1. **FENCE**: The fence running along Seine Square is made of wood, and a large number of the posts have rotted at the base. The Board recommends replacing the fence with a "chain-link" fence.	$14,000
2. **PARKING LOT**: There are a number of areas where vegetation has broken through the asphalt, and some cracks have developed. It is recommended that these areas be remediated as water can permeate down and freeze, causing heaving.	$1,000
3. **ATTIC INSPECTION:** It is believed that the attics in Buildings A & B have never been inspected. The Board feels it is essential to do a visual inspection to determine: a) are there any signs of mould; b) are all vent pipes going through the roof connected properly; c) are there any issues with the insulation.	$1,800
4. **BALCONY INSPECTION**: The structural integrity of the balconies is the corporation's responsibility. The Board is proposing that an inspection of all balconies be conducted to assess whether railings and glass panels are safe or require repair.	$2,500
5. PRESSURE WASHING BUILDINGS A&B: The buildings were last washed in 2022	$1,500

6. PAINTING: Continue with our plan to paint one floor a year. In 2026, the plan was to patch and paint the 3rd floor of both buildings. In 2027, it would be time to do the stairwells.	$5,775
7. **REKEYING**: The Board feels there is a safety issue regarding the security of the buildings. Over the years, many keys have been cut for the building's entrance doors, and no one knows how many keys have been made or who has them. The Board feels that keys to the entrance door and utilities rooms are the responsibility of the Corporation and should be owned and controlled by the Corporation. The Board is proposing that the entrance door and utility rooms be rekeyed. All Owners will be issued two keys to the entrance door. These keys are the property of the corporation and will be numbered and logged by the corporation. If a unit sells, the keys are to be returned to the corporation. The keys cannot be copied. If additional keys are required, the corporation will have them cut, logged and issued, and a deposit collected (returnable upon a return of the key). Lost keys will be replaced at the owner's expense.	$1,800
8. **COLUMN MILLWORK & INSPECTION**: Last year, we embarked on a plan to redo the millwork at the base of four columns. The plan was to redo four each year. The replacement of the millwork around a north-facing column on Building A revealed rot at the base (and the subsequent replacement of the column). The Board is proposing that we continue with the initiative and, in 2026, assess which columns to inspect and which millwork to replace.	$2,500
9. ELECTRICAL: A project to determine what is drawing power in both buildings in order to get a handle on why Building A's cost is almost ½ of Building B	$1,600
10. SIDING: This involves using sheets of siding we have to create "patches" for areas where the siding no longer overlaps and exposes the building's envelope**.**	$2,000
11. GARAGE DRAINS: There have been two occasions in 2025 where water has seemingly entered a garage through the floor drain. It is suspected that they have become clogged with silt over the years and may require cleaning.	$500
TOTAL:	$35,975.00

NEXT STEPS

Prior to a motion being put on the floor, there will be a discussion of potential 2026 projects that will require funding from the reserve. The options could be:

a) All the projects noted above are agreed to
b) Some of the projects noted above are agreed to

c) Other projects are put forward that are not listed.

Once there is a majority consensus, the motion will be drafted and read out. Then:

a) A seconder will be called for,
b) Further discussion if necessary
c) Call for a vote

SPECIAL RESOLUTION

BE IT RESOLVED AS A SPECIAL RESOLUTION THAT:

The Board of Lansing Point has been directed by the Owners to undertake the following projects:

Further, that up to $ … is to be allocated from the reserve for the above-noted projects. Any funds surplus at the end are to be returned to the reserve fund.

So moved by

Seconded by:

Approved

Dated this 2nd of March, 2026, in the City of Whitehorse, Yukon

---

3. Effective Date

To take effect upon registration of this Special Resolution in accordance with the Condominium Act, 2015.

4. Certification

This Special Resolution is adopted when approved by more than 75% of the votes cast by Owners entitled to vote.