

**Strata Plan VR 1591**  
**Strata Council Meeting**  
<http://www.leicester.ca/>

*Password for owner info only: contact Merry Meredith*

*FYI: Quorum for a Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. For list of agenda items and order for Annual General Meeting, see below.*

**DATE** 6:00pm Friday Dec 2, 2022, held by Zoom, hosted by MM

**AGENDA: Business Arising: Bylaw Infraction, Ongoing Projects, Maintenance, and any New Business.**

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**Strata VR 1591 Council Meeting, held by Zoom Meeting.** Chair: Tom Heise  
Proof of Notice of Meeting (email from MM to Strata Council, Nov 30/22).

**PRESENT:** Tom Heise (201,202,205,206,302), Joe Poole (203) Merry Meredith (304), Surinder Mahal (204: Proxy for Item1) Quorum is met (3 of 4 Strata Council Members)

Approve Agenda for meeting (1<sup>st</sup>, 2<sup>nd</sup> CARRIED) No decisions outstanding.

**BUSINESS ARISING**

**1. CONTRAVENTION OF BYLAW 4:4 Allowable Pets Within Suites**

Owner of #305 has rented suite to tenant with a dog, which contravenes our Bylaw on p.3: 4: (4) *An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:(a) a reasonable number of fish or other small aquarium animals;(b) a reasonable number of small caged animals;(c) up to 2 caged birds;(d) a reasonable number of cats. (Amended by Special Meeting 2 October 2001).* Strata Council had discussion with HVD, owner Suite #305, at Strata Council meeting Nov 26. General Discussion today about issue. **Decision:** Strata Council to send owner letter/email of Fine, to start December 15, 2022, until owner in compliance with Bylaw. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

**2. ELECTRICAL UPGRADE**

Electrical contractor expects Main Switch Panel, which is being fabricated, to be ready in two weeks. Discussion: Can we rent generator for temporary power? Yes. Contractor wants to do work on a Friday, which could have power outage go until Saturday, if there are delays. And "Power up" requires BC Hydro, who don't work Saturday. **Decision:** TH/JP to tell contractor job needs to be done on a Thursday/Friday, so that BC Hydro available. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

**3. MORE ELECTRICAL**

Contractor wants to change the main service runs from copper to aluminum, allowed under code: cheaper for us and more flexible to work with. Discussion: we had specified copper. **Decision:** TH/JP to tell contractor we want copper. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

Contractor wants to change out our original metal weather head to PVC. Discussion: Important not to disrupt/damage stucco wall. **Decision:** TH to tell contractor he can use PVC, but must not damage wall. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

**MAINTENANCE**

Boiler Inspection

Roof cleaning  
Raking leaves  
Carpet cleaning

### **NEW BUSINESS**

Vacuum cleaner for building needs to be replaced. **Decision:** TH/SH/JP to look at replacement. Cost expected to be +/- \$500. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

Adjourned 6:45pm, Friday Nov 26, 2022.

**NEXT MEETING:** AGM: TBD, early 2023.

### **Order of Business for an Annual General Meeting**

- certify proxies • quorum? • elect chair • proof of Notice of Meeting
- approve agenda • approve minutes of last annual or special general meeting • deal with unfinished business
- receive reports and decisions since last annual general meeting • ratify any new rules made by strata corporation • report on insurance coverage • review financial statement from previous year
- approve budget for coming year • deal with new business • elect a strata council • terminate meeting