

Strata Plan VR 1591
Strata Annual General 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 February 15, 2023, 7:00pm, by Zoom, hosted by Joe/Tessa Poole.

PRELIMINARIES

Emails sent to request Maintenance Cheques to Shirley Heise by Feb 20/23 (MM)

Welcome to Strata VR 1591 AGM 2023, held by Zoom Meeting. Chair: Tom Heise
Approve Minutes from last AGM Feb 17, 2022. (1st JP, 2nd VB)

Proof of Notice of Meeting: 3 wks for AGM & Bylaw Revisions: MM email Jan 23/23 .

PRESENT: Tom & Shirley Heise (201,202,205,206,302), Val Barrett (102), Joe & Tessa Poole (203), Surinder Mahal (204-proxy), Merry Meredith (304), Nicole Hunter (101), Quorum is met (10)

AGENDA: Certify proxies, Determine Quorum, Approve minutes of 2022 AGM & Dec'22 meeting, Review Unfinished Business, Report on Insurance, Review Maintenance Schedule, Approve Financials 2022 & Budget 2023, New Business: Capital Project for 2023, Elect officers, any New Business from Owners, then Vote on Revisions to Bylaws.

Approve Agenda for meeting (1st JP, 2nd VB) No decisions outstanding.

BUSINESS ARISING

DEC '22 MEETING:

- 1 Contravention of Rental Bylaw: Resolved.** Owner will receive some refund of fines, as issue was resolved in a timely way.
- 2 Electrical Upgrade: Cost \$27,000. Completed.**
- 3 MAINTENANCE**
CARPET CLEANING: DONE
BOILER ANNUAL INSPECTION: Reid Bros. DONE
ROOF CLEANING & LEAF RAKING: DONE
VACUUM CLEANER PURCHASE: **NOT DONE**

CAPITAL PROJECT ITEM 2022:

Repainting of exterior of building: **NOT DONE:** cost of electrical upgrades, as required by insurance co., meant this item was held over to 2023. It is important to have the building painted to protect the stucco repairs completed last year. Grilles, gates, and window frames would be included in work. **Motion:** To get quotes on repainting building again, and to fund painting with 50% from Contingency Fund, and 50% from Assessment from owners. Approved (1st SM, 2nd VB)

ANNUAL GENERAL BUSINESS

1 INSURANCE 2023 & APPRAISAL PROGRAM

Discussion TH. Appraisal program had increased value for building/cost of replacement, so Insurance adjusted to reflect this: \$15,724. Besides upgrades to electrical panels, Insurance agent in 2022 asked for Heating system Certification—**Done**, Reid Bros, 5 year certification 2022—4 years left.

Roof condition Certification Dunbar Roofing–**done**: at least 4 years remaining.
Snow Removal Record–Maintaining a record. **Motion**: approve Insurance, continue Appraisal program. (Approved, 1st JP, 2nd MM)

- 2 **Approve FINANCIAL STATEMENTS** for the year ended December 31st, 2022.
Discussion: Fire Inspection costs up due to two visits. We've changed companies, so this cost should go down in 2023. Repair & Maintenance costs high because of stucco repairs, electrical & maintenance combined. Contingency Reserve is \$24,559, down from \$44,421 in 2021, due to electrical upgrades, approved to come out of Contingency. (Approved, 1st JP, 2nd SM)

- 3 **Approve BUDGET FOR the year** ending December 31st, 2023.
Discussion TH, including Maintenance Fee increase of 4%. We are recommending a Maintenance Fee increase as costs of repair/replacement have gone up. One continuing increase is building insurance, some replacement of heating system parts may be needed at some point, as well as repair/replacement of all or parts of the roof being on the horizon. Flashing and new downpipes are needed at the lane side of the building, to protect against ice buildup. (Approved, 1st VB, 2nd JP)

NEW BUSINESS

- 1 **APPROVE Accomplishing CAPITAL PROJECT 2023**: discussion TH, JP
Paint Exterior: get new quotes
Tile rear steps & Repave parking area if funds allow (Approved, 1st VB, 2nd SM)
- 2 **PARKING AREA**: Discussion, raised by NH: parking lines don't correspond with sizes as laid out in Building Prospectus & Bylaw. Door access, garbage access discussed, also problem of vehicles touching building. Motion: to measure and reset parking area, & to renew planters as a barrier to vehicles. (Approved, 1st JP, 2nd NH)
- 3 **REGULAR MAINTENANCE**:
POWER WASHING (Annual) & WINDOW WASH: TH to arrange: Spring
ANNUAL BOILER INSPECTION
FRONT LAWN RESEDED or shade grass put down, & trim hedges (TH)
COINAMATIC: Newer machines allow you to reload card on site. (We are on list)
- 4 **Vote for STRATA OFFICIALS, one year term**
By mutual consent, council for 2023 will be: Tom Heise, President;
Joe Poole, Vice-President; Merry Meredith, Secretary; Surinder Mahal, Treasurer.

SPECIAL MEETING PORTION TO REVISE BYLAWS

No Smoking bylaw revised to simplify language re: fines. Fines Bylaw revised to reflect changes in legislation in 2018. Quorum for immediate pass of vote is 8 (Motion to call for vote: 1st TP, 2nd VB. We had 10 votes, in favour). Bylaw revisions have passed, will be registered, and will be posted to Strata Website.

Meeting terminated at 8:12pm. NEXT MEETING: Capital Project for 2023: end of April, TBA, 2023

Agenda: QUOTES for Exterior paint, Parking asphalt redo.