

Strata Plan VR 1591
Special Meeting, followed by Strata Council Meeting

<http://www.leicester.ca/>

FYI: Quorum for Strata Council Meeting: 2 present, of 4 members of Strata Council for meeting of the Council.

DATE Thursday May 31, 2012, 7:00pm, Laundry Room

PRESENT Surinder Mahal (204) Merry Meredith (102, 304), Angelina Woof (301) (proxy), Tom Heise (present), Shirley Heise (proxy) (201, 202, 205, 206, 302, 303), Gwen Lee (306), John Lee (305) (proxy), Amy Ward (303) (proxy) Jay Jakubec (101) (proxy)
Quorum has been met. Chair: Tom Heise. Proof of Notice of Meeting given (MM). Agenda for meeting approved (SM1st, MM 2nd). No new strata rules, no decisions outstanding.

AGENDA: Special Meeting to vote on Business Bylaw. In order to pass this resolution immediately on May 31, 2012, 50% of the persons entitled to vote must be present in person or by proxy. This # is 8. If 50 % are present and a 3/4 vote is made the resolution will pass immediately accepting this bylaw change. Vote was called, and 13 votes were made in favour of the bylaw change, so the bylaw revision has passed.

Voted MM to register bylaw in Land Title Office, for cost up to \$200 ok'd. (SM1st, TH 2nd)

The meeting was held to vote on **revising the Use of Property Bylaw by adding regulations regarding business activities in strata units.** Revisions are in **red** below:

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (a) causes a nuisance or hazard to another person,
- (b) causes unreasonable noise,
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) is illegal, or
- (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2:1) The primary use of each strata lot is single family residential. An owner, tenant, occupant or visitor wishing to use a strata lot for any business activity must apply in writing to Strata Council for written permission. The written application must include a detailed description of the intended business activity and proof that it will be in conformance with all City of Vancouver by-laws and licensing requirements and permits. Strata Council permission can be denied or revoked if it determines that that the business activity:

- (a) may create a nuisance by bringing excess foot or vehicular traffic to the building; (b) may create excess noise;
- (c) may create a liability for the strata corporation; or
- (d) is not in the best interests of the Strata Corporation generally

(2:2) Any owner, tenant, occupant or visitor operating a business without the written

consent of the Strata Council or after written consent has been revoked is subject to a fine of \$200 per week. After four weeks, the Strata Corporation may, without further notice, apply to the Supreme Court of British Columbia for an injunction to terminate the business. All costs associated with any such action shall be charged to owner of the strata lot.

(2:3) An owner, tenant, occupant or visitor must not cause damage...

Strata Council Meeting, following Special Meeting

OLD BUSINESS

- 1 **QUOTE ON CIRCULATION PUMP:** Reid Bros quoted \$800 for a pump to give better circulation to hot water. Alternative is to bleed pipe occasionally. Tom will do this for now, until we get any complaints: no problems reported now (SM 1st, MM 2nd)
- 2 **PAINT:** Tom contacted companies and reviewed quotes. Best choice "A Cut Above", cost \$16,230, 3 floors, 3 colours: trim, walls, ceilings: to happen in September. Stairs could be cheaper if carpet being replaced. Agreed to have Tom discuss with accountant Barb doing carpet and paint this year, using partially contingency, assessment and maintenance (?) Tom and Bob Stevenson would fix drywall in Laundry Room, so Laundry Room and Bike Room can be included in painting. Special Meeting, possibly by email, to vote on this.
- 3 **CARPET:** Carpet likely to cost \$15,000 to \$20,000. Marry to forward info to Tom again, and Tom to get quotes.
- 4 **WEBSITE PASSWORD:** Discussion and recommendation to change password to private part of site. Merry to contact Stacey, Webmaster.
- 5 **DEPRECIATION REPORT:** Tom will contact Structural Engineer, and get info by September. Need Structural Engineer to look at building and get baseline "structurally sound" report. Then list short-term items Roof, alarms, heating, windows, and make schedule for funding and renewal. Can decide to fully fund, or partially fund, as we have been doing, with some from contingency and some from assessments as needed.

NEW BUSINESS

- 1 **PRESSURE WASH SIDEWALKS:** Tom will do front, side, rear: cost \$200 plus cost of rental. Ok'd (SM 1st, MM 2nd)
- 2 **DRAFT RULE:** In order to preserve carpets in building, MM to draft "rule" for discussion, voting, to direct bikes buggies and carts to use side (bike) entrance, or to carry wheels above carpet.
- 3 **NEW FIRE SAFETY COMPANY?** Ask Scott about new company to replace Bartek.

NEXT MEETING SPECIAL MEETING: To be announced by email.

Agenda: Special Meeting: Painting quotes, carpet quotes and assessment Council
Agenda: **MAKE BYLAWS AVAILABLE** Given to tenants in suites (owner responsibility), put on website, available for all. Revise Bylaws and post to Strata website (in progress),

Depreciation Report (must be done by 2013)

Request Form K's from tenants