

**Minutes of the Annual General Meeting for Strata Plan
BCS1682**

**Held Wednesday, October 7, 2009
Sechelt Elementary School Library
5609 Mason Road, Sechelt B. C.**

**Time: Registration 6:30 pm
Call to Order 7:00 pm**

Representation: In Person 25
Proxies 16 (one invalid due to non payment of Strata fees)

1. Registration

Calling the Roll, Certification of Proxies and Issuance of Voting Cards was confirmed. The Owners present constituted a quorum and the meeting was competent to proceed with business. Sheila MacDonald was determined to be the Chair Person for the meeting.

2. Proof Of Notice

It was moved and seconded by SL 51 and SL 21 that the Notice of Meeting was delivered and mailed in accordance with the Strata Property Act.

Carried Unanimously

3. Call to Order

Sheila Macdonald welcomed everyone to the 2009 Annual General Meeting of Strata BCS 1682. There being no objection, the Meeting was called to order at 7:05 pm.

4. Approval of the Agenda

SL 49 added park maintenance to the Agenda for discussion. It was moved and seconded by SL 51 and SL 21 that the Agenda be approved.

Carried Unanimously

5. Approval of Previous Minutes

It was moved and seconded by SL 58 and SL 4 That the minutes of the Annual General Meeting held Wednesday November 5, 2008 be approved.

Carried Unanimously

6. Review of Insurance Coverage

Deborah McWilliam, the Treasurer, reviewed the insurance coverage carried by the Strata. Owners were reminded to take the cover page provided in the Notice to AGM when they go to renew their own insurance policies to make sure the coverage is adequate and complimentary. A question was asked about the Liability of Directors and Officers rider that was added. It was explained that this rider had inadvertently been left out of the policy and was added when it was brought to the Executives attention.

7. Consideration of $\frac{3}{4}$ Vote Resolution

It was moved and seconded by SL 4 and SL 17 that $\frac{3}{4}$ vote resolution #1 be approved.

2.

Be it resolved by $\frac{3}{4}$ vote resolution that:

Street Parking

There shall be no parking permitted on any paved Common Property roadway within Cascade Heights at any time.

Resolution Defeated
25 votes in favour, 16 against

There was much discussion about the Resolution defeat in regards to emergency vehicle access, blocked roadways and liability. A resolution for a rule regarding Street Parking was moved and seconded by SL 3 and SL 11.

It was moved and seconded that a rule for street parking state

There will be no parking permitted on any paved Common Property roadway within Cascade Heights at any time.

Resolution Passed
21 votes in favour, 3 votes against

It was moved and seconded by SL22 and SL 21 that $\frac{3}{4}$ vote #2 be approved

Be it resolved by $\frac{3}{4}$ vote resolution that

A Special Assessment be made in the amount of one hundred and thirty five dollars (\$135.00) per Strata Lot for the purpose of making improvements to street lighting and that the Special Assessment be paid in increments of forty five (\$45.00) for three months; January, February and March of 2010.

There was much discussion for and against the resolution. The cost was too expensive for the benefits sought, the broad scattering of light discourages vandalism and street gangs from congregating in the Strata. The benefits would be a more concentrated focusing of light downwards where it is needed, instead of being scattered upwards into the Strata house holds and sky. The light pollution is taking away the need for darkness and effecting some sleep patterns.

The question was called on $\frac{3}{4}$ vote #2.

Resolution Defeated
14 votes in favour, 25 against

It was moved and seconded by SL 58 and SL 29 that $\frac{3}{4}$ vote #3 be approved

Be it resolved by $\frac{3}{4}$ vote resolution that

Subject to the provisions of this bylaw strata lots shall be owner-occupied only, with the following considerations and exceptions:

a) at any given time up to 15% or 9 strata lots may be leased for terms of not

3.

less than one year, and the procedure to be followed by the strata corporation in administering this limit will be as follows:

- (i) any owner wishing to rent a strata lot must make an application in writing to the council;
 - (ii) approvals will be granted by the council on a first come basis in the order of the date such applications are received by the council;
 - (iii) the council will not screen tenants, establish screening criteria, require the approval of tenants, require the insertion of terms in tenancy agreements or otherwise restrict the rental of a strata lot except as set out in this bylaw;
 - (iv) the council will consider each application upon receipt and will respond to each application in writing within one week of receipt;
 - (v) the council will keep a list of owners who wish to rent their strata lot and the priority of their application, and will advise each owner as soon as their application can be accepted;
 - (vi) upon acceptance of an application to rent, an owner must enter into a lease of a strata lot within six months (6) from acceptance by the council of such owner's application or the acceptance will be automatically revoked and the council will be entitled to advise the owner next following on the list that its application to rent a strata lot has been approved; and
 - (vii) an owner may continue to lease his or her strata lot until the earlier of the date such owner moves into the strata lot to take occupancy and the date the strata lot is sold by the owner to a third party.
- (b) notwithstanding paragraph (a), where cases of undue physical or financial hardship of a personal nature arise, the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence that undue hardship will result if limited rental approval is not given, the council shall not unreasonably withhold permission for limited rental;
- (c) this bylaw does not apply to prevent the rental of a strata lot to a member of the "family" of an owner, meaning:
- (i) the spouse of the owner;
 - (ii) a parent or child of the owner; or
 - (iii) a parent or child of the spouse of the owner,
- where "spouse of the owner" includes an individual who has lived and cohabitated with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender;
- (d) where an owner has leased a strata lot to a tenant pursuant to a tenancy agreement entered into before this bylaw was passed, this bylaw does not apply to such strata lot until the later of: (i) one year after the tenant who is occupying the strata lot at the time the bylaw is passed ceases to occupy the strata lot as a tenant; and

4.

- (ii) one year after the bylaw has been passed; and
- (e) the strata corporation is entitled to impose a fine of up to \$50, for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days.
- (f) the required number of Rental Units (15% or 9 units) will be achieved

through attrition.

- (i) one year after the tenant who is occupying the strata lot at the time the bylaw is passed ceases to occupy the strata lot as a tenant; and
- (ii) one year after the bylaw has been passed; and
- (g) the required number of Rental Units (15% or 9 units) will be achieved through attrition;
- (h) the strata corporation is entitled to impose a fine of up to \$50, for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days.

There was much discussion both for and against the resolution. Having too many rentals decreases property values and some rental properties are in need of upkeep. The rental tenants are transient and do not have a community spirit. If owners are not diligent about screening their tenants some unsavoury tenants could be allowed. Allowing rental units gives the owners flexibility in managing their property in difficult financial times. Everyone should be welcome and a mix of housing makes for a healthy community. Younger people have a chance of living in nice surroundings until they can accrue enough money to buy a home for themselves.

The Question was called on ¾ vote #3

**Resolution Defeated
19 votes in favour, 19 against**

8. Consideration of the 2009 Financial Reports

It was moved and seconded by SL 55 and SL 22 that the 2009 Financial Report as circulated in the Notice of Motion be approved.

Resolution passed unanimously

It was moved and seconded by SL 58 and SL4 that any surplus from the 2009 fiscal year be transferred to the Contingency Reserve Fund.

**Resolution passed unanimously
5.**

9. Consideration of the Proposed 2010 Operating Budget

It was moved and seconded by SL 55 and SL 22 that the proposed Operating Budget as circulated in the Notice of Meeting be approved.

It was noted the maintenance and landscaping line item was increased to \$6000.00 to cover maintenance of the park and snow removal. Insurance line item was increased to cover the cost of the policy for 2010.

The question was called on the motion to approve the 2010 Budget.

Resolution passed unanimously

The Executive realized that they forgot to state the monthly Strata Fees would increase to \$20.00 per month if the 2010 Budget was passed. The Executive apologised for the oversight and asked if the 2010 Operating Budget vote needed to be revisited. The consensus was the Budget should stand as voted. Approved.

10. Discussion

Unkempt Yards: The Council has received complaints about trees being overgrown in a back yard and yards not being kept to an acceptable level comparable to most other properties in the Strata. The Council has sent out letters requesting compliance and a reply to their concerns.

Snow Removal: The Council is still trying to set up an available contractor for snow removal. Everyone is requested to only use the Tower road access when there is snow and/or ice on the roads. Please avoid the Cartier Road entrance because of the steepness of the roadway.

Park Maintenance: The Park gardens have been redone with part of the garden being seeded to grass and part being re-established as a flower garden. The garden needs to be maintained so it does not become over run with weeds again.

11. Election of Strata Council

There was a request for nominations for the 2010 Strata Council.

Nominations were:

Reid Page

Kevin Meronuk

Shannon Johnson

Doug Gallop

Linda Dawson

There being no further nominations, the nominated owners were elected by acclamation. The new executive positions are:

Reid Page	President
Doug Gallop	Vice President
Shannon Johnson	Treasurer
Linda Dawson	Secretary
Kevin Meronuk	Member at Large

13. Adjournment

Motion to adjourn was moved and seconded by SL 29 and SL 3