

The manager answered a few questions relating to Insurance.

10. **Resolution #1** – To vote to expend \$18,319.30 from the Contingency Reserve fund to install electronic ballasts in all of the fluorescent light fixtures in both parkades.

Resolution #1 was read into the minutes:

**IT IS THEREFORE RESOLVED AS a ¾ MAJORITY VOTE RESOLUTION** of the Owners, Strata Plan LMS 1328 to approve an expenditure of up to \$18,400.00 from the Contingency Reserve Fund,

1. These funds will be used for labour and parts to replace 320 ballasts and lamps in the lighting fixtures in the parkades,
2. An application will be made with BC Hydro to join their energy reduction program in which the expected rebate to the Strata Corporation will be \$10,175.00 which, when received, will be deposited to the Contingency Reserve Fund,
3. Surplus funds will be deposited back to the Contingency Reserve Fund.

**End of Resolution #1**

It was: **MOVED and SECONDED** to approve Resolution #1 as presented.

Discussion: A question and answer period took place. The vote was called and

**The MOTION was PASSED** with 62 votes in Favour and None Opposed

11. **RESOLUTION #2** - To vote to approve to change the Bylaws by adding Bylaw (5)(9) that will restrict in-suite construction days and times;

Resolution #2 was read into the minutes:

**IT IS THEREFORE RESOLVED AS a ¾ MAJORITY VOTE RESOLUTION** of the Owners, Strata Plan LMS 1328 to:

**Add to Bylaw 5, (9)**

- (9) an owner must ensure that the hours of work are restricted to 8 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. An owner must not work or permit work to be done on Sundays or Statutory holidays including Boxing Day.

**End of Resolution #2**

It was: **MOVED and SECONDED** to amend Resolution #2 as follows:

To delete: 8 AM to 8 PM and 8 AM to 6 PM on Saturdays.

To Insert: 8 AM to 6 PM and 9AM to 5 PM on Saturdays.

**The MOTION to amend FAILED.**

It was: **MOVED and SECONDED** to amend Resolution #2 as follows:

To delete: 8 AM to 8 PM and 8 AM to 6 PM on Saturdays.

To Insert: 8 AM to 6 PM and 10 AM to 6 PM on Saturdays.

**The MOTION to amend FAILED.**

It was: **MOVED and SECONDED** to amend Resolution #2 as follows:

**Delete:**

(9) an owner must ensure that the hours of work are restricted to 8 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. An owner must not work or permit work to be done on Sundays or Statutory holidays including Boxing Day.

**Insert:**

(9) an owner must ensure that there is no construction noise emanating from their strata lot outside the hours of 8 a.m. to 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. on Saturdays. An owner must ensure there is no construction noise emanating from their strata lot on Sundays or Statutory holidays including Boxing Day.

Discussion: The concern of an owner was that the bylaw addressed "work: instead of "noise".

**The MOTION to amend was declared PASSED** with 4 votes Opposed.

The vote was called on Resolution #2 as amended and:

**The MOTION was PASSED** with 54 in favour and 8 Opposed.

**12. RESOLUTION #3** - To vote to approve to change the Bylaws by adding Bylaw 3(1)(c) and Bylaw (3)(7) that will limit smoking on the Common Property and Limited Common Property

Resolution #3 was read into the minutes:

**IT IS THEREFORE RESOLVED AS a ¾ MAJORITY VOTE RESOLUTION** of the Owners, Strata Plan LMS 1328 to:

Amend Bylaw 3 (1) by adding a new (c) and the former (c) will become (d) and former (d) will become (e).

(c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot.

Amend Bylaw 3 by adding (7)

(7) Without limiting the generality of Bylaw 3(1), an owner, tenant, resident or occupant or visitor of a strata lot must not smoke on the common property, including any limited common property;

(a) An owner, tenant, occupant or visitor must not dispose of cigarette or cigar butts on the common property, including limited common property;

- (b) Upon notification of a justified complaint of the smell of smoke in the common property, including limited common property, emanating from a strata lot, the owner, tenant, occupant or visitor must take appropriate steps to stop the smoke from escaping.

End of Resolution #3

It was: **MOVED and SECONDED** to approve Resolution #3 as presented.

It was **MOVED and SECONDED** to amend the bylaw numbering from (7) to (11)

**The MOTION to amend was PASSED** unanimously

**Discussion:** A lengthy discussion took place with some owners for and some against the bylaw.

The question was called and the:

**The MOTION was PASSED** with 49 in Favour and 11 Opposed

- 13. Resolution #4** - To vote to expend \$22,400.00 from the Contingency Reserve Fund to install new carpets in the Common hallways on the 5<sup>th</sup> to 16<sup>th</sup> floors of Grandview Court.

Resolution #4 was read into the minutes:

**IT IS THEREFORE RESOLVED AS a ¾ MAJORITY VOTE RESOLUTION** of the Owners, Strata Plan LMS 1328 to approve an expenditure of up to \$22,400.00 from the Contingency Reserve Fund,

1. These funds will be used to install new carpet on the 5<sup>th</sup> to the 16<sup>th</sup> floor hallways of 10523-134<sup>th</sup> St. – Grandview Ct. The carpet is to be the same colour and grade as was installed recently in Grandview and Parkview Courts, namely Portfolio II - Krause - Arrowhead - #168505.
  2. Surplus funds will be deposited back to the Contingency Reserve Fund.
- End of Resolution

It was: **MOVED SECONDED** to approve Resolution #4 as presented.

After a discussion the vote was called and the:

**The MOTION was PASSED** with 54 in Favour and 5 Opposed

#### **14. Operating Budget 2009-2010**

It was: **MOVED and SECONDED** to approve the 2009-2010 operating budget as presented.

It was **MOVED and SECONDED** to amend budget item #5010-Holiday Relief by reducing it from \$5,000.00 to \$3,300.00.

**The MOTION to amend was PASSED**

It was **MOVED and SECONDED** to amend budget item #5446-Legal by increasing it from \$1,000.00 to \$2,000.00.

**The MOTION to amend was PASSED**

**Discussion:** An Owner mentioned that the sauna's need to be serviced. Both the wood needs to be serviced and a new heating element should be installed in the men's sauna in Grandview Court. An owner inquired how many dryer duct fans can be replaced in the