

It was **RESOLVED** that the operating results for the fiscal year 2011 be accepted as presented.

**MOTION MOVED, SECONDED, CARRIED**  
(all in favour)

**Proposed Operating Budget - Fiscal Year 2012**

On December 31, 2011 the Contingency Reserve Fund was \$34,841.00. It is proposed to allocate \$6799.15 in the coming year to the Contingency Fund for future capital projects.

It was proposed to keep strata fees at the same level as last year.

It was **RESOLVED** that the proposed operating budget for the year 2012 be accepted.

**MOTION MOVED, SECONDED, CARRIED**  
(all in favour)

**SPECIAL RESOLUTION 1 - APPROVAL TO INITIATE LEGAL PROCEEDINGS**

It was **RESOLVED** that the Special Resolution 1 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969, that Special Resolution 1 be accepted as follows:

- a) The Owners, of Strata Plan VR 969, pursuant to Section 171 of the Strata Property Act, be authorized to initiate, as may be required from time to time, legal proceedings in the Supreme Court of British Columbia, or any other court of competent jurisdiction, to collect outstanding strata fees, special levies, legal fees, filing fees, fines, penalties, accrued interest and any other charges owing to the Strata Corporation.
- b) This Resolution shall remain in full force and effect from the date of passage hereof to the day immediately preceding the next Annual General meeting.

**MOTION MOVED, SECONDED, CARRIED**  
(all in favour)

**SPECIAL RESOLUTION 2 - TRANSFER OF FUNDS FROM CARPET LEVY TO CONTINGENCY FUND**

It was **RESOLVED** that the Special Resolution 2 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that if there is money left in the Carpet Levy after the new carpet is installed, this remaining money will be transferred to the Contingency Fund.

**MOTION MOVED, SECONDED, CARRIED**  
(all in favour)

**SPECIAL RESOLUTION 3 - AMENDMENT TO BYLAW 42.1 TO INCREASE MOVE-IN FEE TO \$150**

It was **RESOLVED** that the Special Resolution 3 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that bylaw 42.1 be amended to increase the move-in fee to \$150.

**MOTION MOVED, SECONDED, CARRIED**  
(13 in favour, 1 against)

**SPECIAL RESOLUTION 4 - BYLAW ADDITION TO RESTRICT NUMBER OF OCCUPANTS OF A UNIT**

It was **RESOLVED** that the Special Resolution 4 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that bylaw 4.4(u) be added: "A resident must not allow more than TWO people to occupy a 1 bedroom suite, or more than FOUR people to occupy a 2 bedroom suite."

*Defeated*



**ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 969, LANDVIEW PLACE,  
HELD ON WEDNESDAY, FEBRUARY 24, 2010 AT 7:00 P.M. IN THE MEETING ROOM AT THE  
KIWASSA NEIGHBOURHOOD HOUSE, 2425 OXFORD STREET, VANCOUVER, BC.**

**SPECIAL RESOLUTION 3**

It was **MOVED** by F. Marin (S.L. # 32) and **SECONDED** by L. Gerty (S.L. # 15) that the Special Resolution 3 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969, that Bylaw p. 6.3 be added to the Section *Inform Strata Corporation* as follows:

**Inform Strata Corporation**

6.3. An owner, Tenant, Occupant or Invitee must immediately inform the strata corporation about any safety or maintenance issues with regard to common property, limited common property or a strata lot. An owner who failed to immediately report any urgent issues, which caused damage to the common property, limited common property or a strata lot will be responsible for the strata corporation's costs to repair the damage.

**MOTION MOVED, SECONDED, CARRIED  
(12 in favour, 1 against, 0 abstention)**

**SPECIAL RESOLUTION 4**

It was **MOVED** by D. Wong (S.L.# 20) and **SECONDED** by L. Gerty (S.L. # 15) that the Special Resolution 4 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969, that the Bylaws p. 4.9, 4.10 be added to the Section *Use of Property* as follows:

**Use of Property**

4.9 An owner is responsible for damage to the common property, limited common property, and any strata lot caused by, but not limited to:

- a) The actions of the owner or the owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family,
- b) Failure of any of the owner's appliances, including but not limited to dishwashers, washing machines, refrigerators, for any reason whatsoever,
- c) Mould damage within the owner's unit, where such mould damage has been caused by the owner's failure to control humidity within the unit,
- d) Water damage by the owner's aquariums or water filled furniture,
- e) Water damage caused by the owner's failure to maintain a clear a balcony or patio drain

4.10 An owner must hold harmless and indemnify the strata corporation from the expense of any maintenance, repair or replacement to the common property, limited common property, common assets or to any strata lot (including that owner's strata lot) that is the responsibility of the owner, but only to the extent that such expense is not reimbursed by the proceeds received by operation of any insurance policy held by the strata corporation. In such circumstances, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.

**MOTION MOVED, SECONDED, CARRIED  
(all in favour)**

### **SPECIAL RESOLUTION 5**

It was **MOVED** by S. Shea (S.L.# 22) and **SECONDED** by D. Wong (S.L.# 20) that the Special Resolution 5 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that By-Laws p. 3.3 be added to the Section *Repair and maintenance of property by owner* as follows:

3.3 Without limiting the generality of bylaw 3.1, an owner is responsible for the maintenance, repair and replacement of:

- a) The internal surfaces and components of window frames and sills, and for the repair of damage resulting from water condensation, owner modifications to original windows such as storm windows and insect screens (whether inside or outside the original window glass), and for all window breakage resulting from owner activity.
- b) All plumbing fixtures, including but not limited to, taps, faucets, toilets bowls and tanks, shower heads and tub faucets, shut off valves, tiling, pipes within the strata lot, caulking and seals around bath tubs and sink areas, etc.
- c) Baseboard heaters and the connecting thermostats.
- d) Built-in dishwashers: water lines must be checked annually and replaced as required.
- e) Garbuerators: garbuerators must be checked routinely to insure there is no leaking from faulty seals.
- f) Range hood fans: owners must routinely clean all hood fans to avoid grease build-ups and the risk of fire. Fans must be maintained and repaired at the owner's expense.
- g) Bathroom and auxiliary exhaust fans, and humidistats: owners must routinely clean all fan grills to avoid blockage and reduced circulation. Fans must be maintained and repaired at the owner's expense. Owners must ensure that humidity control is in working order.
- h) Light fixtures.
- i) Heating and ventilation: Owners and tenants must ensure adequate ventilation in their strata lots at all times by, without limitation:
  - i) using windows for ventilation;
  - ii) using the humidistat;
  - iii) maintaining appropriate heating temperature; and
  - iv) using the stove hood vent fan, bathroom vent fan, or auxiliary fans

Owners are responsible for interior moisture control and mould that is not the result of building envelope failure.

Relative humidity should be maintained between 30% – 45%. The use of de-humidifiers can be effective to reduce excessive humidity. It is recommended that owners/tenants:

- i) Keep stored material away from exterior walls
- ii) Leave closet doors ajar and bedroom doors open
- iii) Open drapes and curtains
- iv) Keep unused rooms warm
- v) Monitor household activities such as showering, cooking, and bathing.

Homeowner Insurance: The strata corporation advises all owners, tenants, and landlords to secure a home owner policy that covers many of the risks associated with individual strata lots. Owners will be responsible for deductible costs associated with insurance claims for their strata lots, earthquake and flood deductibles in addition to their personal contents, personal liability, and betterments to the strata lots. All owners, tenants and landlords are advised to review their condominium insurance policy to ensure they are protected from these risks.

**MOTION MOVED, SECONDED, CARRIED**  
**(all in favour)**

### **SPECIAL RESOLUTION 6**

It was **MOVED** by F. Marin (S.L. # 32) and **SECONDED** by L. Gerty (S.L. # 15) that the Special Resolution 6 be accepted as presented:

Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969, that Bylaws p. 41 Hardwood Floors be amended as follows:

- 41.1 All replacement flooring shall be manufactured of materials of a type, which will minimize noise transmission to the strata lots adjacent to and/or immediately below the strata lot in which the material is laid. If the proposed replacement flooring is different from carpet, written permission must be obtained from the Strata Council for use of the materials being proposed.
- 41.2 All flooring materials must be installed with acoustic underlay with Sound Transmission Class rating of 70 db or higher with the test method ASTM E-492-90 and Impact Insulation Class rating of 70 db or higher with the test method ASTM E-90-02. If the thickness of the floor material is less than 12 mm then acoustic underlay with Sound Transmission Class rating of 72 db or higher with the test method ASTM E-492-90 and Impact Insulation Class rating of 72 db or higher with the test method ASTM E-90-02 should be installed. Ceramic tile, slate or similar flooring may only be installed in the kitchen, bathroom (s), and unit entryways.
- 41.3 An Owner, Tenant, or Occupant who occupies a Strata Lot with Hard Flooring shall affix pads to the bottom of all furniture on such Hard Flooring in order to reduce noise and to cover not less than 60% of such Hard Flooring with area rugs except kitchen and bathroom. An Owner, Tenant, or Occupant must avoid walking on such Hard Flooring with hard shoes.

**MOTION MOVED, SECONDED, CARRIED**  
**(all in favour)**

**ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 969, LANDVIEW PLACE,  
HELD ON WEDNESDAY, JANUARY 14, 2009 AT 7:00 P.M. IN THE MEETING ROOM AT THE  
KIWASSA NEIGHBOURHOOD HOUSE, 2425 OXFORD STREET, VANCOUVER, BC.**

**SPECIAL RESOLUTION 5**

It was **MOVED** by L. Gerty (S.L. # 15) and **SECONDED** by E. Ko (S.L.# 6) that the Special Resolution 5 be accepted as presented:

*Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that By-Law p. 36.2 be added as follows:*

**36. Garbage Disposal**

36.2. No recyclable or banned materials are allowed in the garbage bins; they have to be recycled or safely disposed at specific locations with accordance to City of Vancouver Regulations. Recyclable and banned materials include, but may not be limited to corrugated cardboard, office paper, newsprint, gypsum drywall, yard & garden waste, beverage containers, blue box recyclables, lead-acid (car) batteries, medications and pharmaceuticals, paint, solvents, flammable liquids, gasoline and pesticides, tires, oil, oil filters and empty containers, electronic waste (personal computers, printers and TV's).

**MOTION MOVED, SECONDED, CARRIED  
(17 in favour, 0 against, 1 abstention)**

**SPECIAL RESOLUTION 6**

It was **MOVED** by F. Marin (S.L. # 32) and **SECONDED** by B. Spurr (S.L. # 14) that the Special Resolution 6 be accepted as presented:

*Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that By-Law p. 4.6 be added to the Section Use of Property as follows:*

**Use of Property**

4.6. When an owner is responsible for the loss, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.

**MOTION MOVED, SECONDED, CARRIED  
(all in favour)**

**SPECIAL RESOLUTION 7**

It was **MOVED** by F. Marin (S.L. # 32) and **SECONDED** by D. Wong (S.L.# 20) that the Special Resolution 7 be accepted as presented:

*Be it **RESOLVED**, by a three-quarter vote of the Owners, Strata Plan VR 969 that By-Law p. 4.7 be added to the Section Use of Property as follows:*

**Use of Property**

4.7 A resident or visitor must not smoke on common property or limited common property, including, but not exhaustively, hallways, stairwells, parkade, elevators. A resident must not smoke tobacco or hold lighted tobacco anywhere on the strata corporation's property closer than 3 metres to doorways, windows or any air intakes, including but not limited to patios and balconies.

**MOTION MOVED, SECONDED, CARRIED  
(all in favour)**

