

The Owners Strata Plan VIS 5801 2020, June 26 at 10:00 hours Unit 17

Participants: Chair 17; Treasurer 21; Maintenance Officer 27; Landscape Officer 13;
Vice Chair/Bylaws 8 (recorder)

Regrets: Secretary 5; Waste Water Management Representative 20

A. Meeting called to Order at 10:01 (Chair)

B. Approval of Agenda

MOVED: (Vice Chair/Bylaws) To adopt the agenda of Strata Council Meeting of June 26, 2020, as circulated, with the following addition under new business: review all proposed changes to bylaws and rules, which were circulated this week, to determine if they should be put on the agenda at the upcoming annual general meeting (AGM).

SECONDED: (Treasurer)

CARRIED: 5 of 5

C. New Business

C. 1. **(Chair) Planting of Trees on Common Property:** Discussion on whether planting of non-ornamental fruit bearing trees on common property and limited common property, which will eventually produce fruit and act as a bear attractant, should be permitted.

MOVED: (Vice Chair/Bylaws) Implement a new Strata Rule, which shall be effective immediately and remain in place pending ratification of owners at the next AGM:

"It is prohibited to plant non-ornamental fruit-bearing trees on limited common property and common property."

SECONDED: (Chair)

CARRIED: 5 of 5

ACTION ITEM: The Chair will send an email reminding owners to submit the required Alteration & Indemnification application before making any changes to common property or limited common property.

C. 2. **(Vice Chair/Bylaws) Pesticide Usage at LLE:** Determine if a bylaw proposal, based on the Town of Qualicum Beach's similar bylaw, should be considered.

MOVED: (Vice Chair/Bylaws) That the following new bylaw proposal be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

9. *Council, owners, tenants and visitors may not use or apply a pesticide, or grant permission or authority, express or implied, to use or apply a pesticide for the purpose of maintaining outdoor trees, shrubs, flowers, other ornamental plants, gardens or turf on Common Property or Limited Common Property unless it is:*

i. Listed by the Province of British Columbia as an "excluded pesticide", as per BC Regulation 604/2004 Integrated Pest Management Regulation - Schedule 2 – Excluded Pesticides;

ii. Applied for the management of pests that transmit human diseases;

- iii. Applied for the management of pests that impact agriculture or forestry; or*
- iv. Applied for the control or eradication of Alien Invasive Species.*

SECONDED: (Treasurer)

CARRIED: 5 of 5

ACTION ITEM: Landscape Officer to enquire if substances used on lawn by Weed Man are included in (i) above and circulate response to Council.

- C. 3. (Vice Chair/Bylaws) LLE Exterior Paint Colour Scheme on construction alterations done to limited common property and common property:** Make it transparent that only colours in compliance with Strata Rules can be specified when proposing construction alterations to limited common property and common property.

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw 5 (3)(b) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

- 5 (3) The application of the unit owner(s) for an Alteration to the strata lot or to common property, including limited common property, pursuant to section 5(1) shall be in writing and shall enclose the following (the "Application"): ...
- (b) a plan showing the proposed location of construction of the Alteration and nature of the change, including details of the proposed materials and dimensions, *as well as details of the proposed colours, which are to be in compliance with those defined in the Strata Corporation's current rules, for changes to limited common property and common property;*

SECONDED: (Chair)

CARRIED: 5 of 5

- C. 4. (Vice Chair/Bylaws) LLE Exterior Paint Colour Scheme on construction alterations done to limited common property and common property:** Make it transparent that Council can require owners to ensure that alteration construction work adheres to the colours that were approved by Council in the Indemnification & Alteration Agreement.

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw 6(1)(b)(iii) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

- 6 (1) The strata council may impose any one or more of the following conditions on a strata lot owner approved for the Alteration:

- (b) ensure that the work is performed:

- (iii) in substantial compliance with the design drawings, *colours* and plans approved by the strata council;

SECONDED: (Chair)

CARRIED: 5 of 5

- C. 5. (Vice Chair/Bylaws) LLE Exterior Paint Colour Scheme on construction alterations done to limited common property and common property:** Add owner's agreement to implement

the change using the colours that were agreed to and approved in the submitted Indemnification & Alteration Agreement.

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw, Addendum#1 1(f)(iii) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

Addendum #1

- 1 In consideration of a grant of permission from the Strata Corporation to the Owner authorizing and approving the Alteration, the Owner covenants and agrees with the Strata Corporation that he/she will comply with the terms of this Agreement and shall:
(f) ensure that the work is performed:

(iii) in substantial compliance with the design drawings, **colours** and plans approved by the strata council;

SECONDED: (Chair)

CARRIED: 5 of 5

C. 6. (Vice Chair/Bylaws) LLE Exterior Paint Colour Scheme for changing the colour, post construction, of construction alterations done to limited common property and common property.

MOVED: (Vice Chair/Bylaws) That the following addition, Strata Bylaw 32(1)(r), proposal be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

- 32 (1) Prohibitions on Use of Strata Lot and Limited Common Property:
An owner, tenant, occupant or visitor, as the case may be, shall not:

(r) ***change the colour of any Alteration that was approved and undertaken pursuant to Section 6 of these bylaws, to any colour other than those defined by the Strata Corporation's current rules.***

SECONDED: (Chair)

CARRIED: 5 of 5

- C. 7. **(Vice Chair/Bylaws) Housekeeping amendment:** Eliminate ambiguity between newer requirement in Addendum #1 Indemnification & Alteration Agreement, 1(p) which makes ongoing maintenance of constructed alterations the responsibility of the owner, and an original Bylaw 8(1):

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw 8(1) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

- 8 (1) *Except for alterations approved and undertaken pursuant to Section 6 of these bylaws*, the Strata Corporation must repair and maintain all of the following:
- (a) common assets of the Strata Corporation;
 - (b) common property including limited common property comprised of decks, patios and porches;

SECONDED: (Chair)

CARRIED: 5 of 5

- C. 8. **(Vice Chair/Bylaws) Bird Seed and Pet Food Bylaw:** To discourage attraction of vermin.

MOVED: (Vice Chair/Bylaws) That the following addition, Strata Bylaw 32(1)(s), proposal be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

32 Use of the Strata Lot, Limited Common Property & Common Property

- (1) Prohibitions on Use of Strata Lot and Limited Common Property:

An owner, tenant, occupant or visitor, as the case may be, shall not:

(s) put or store on common property or limited common property any pet food or bird seed.

SECONDED: (Chair)

DEFEATED: 3 of 5

Although defeated, an owner that is able to present to Council the signatures of six owners in support of this - or any motion - before the agenda is set for the AGM, can request Council to put in on the AGM agenda for consideration and ratification of the owners.

C. 9. (Vice Chair/Bylaws) Signage Bylaw Change and Addition

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw 32(4)(c)(v) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

32 Use of the Strata Lot, Limited Common Property & Common Property

...

(4) Signage:

(c) subject to sections (a) and (b), an owner, tenant or occupant is permitted to display one or more of the followings signs:

(i) security system signs;

(ii) Block Watch signs;

(iii) pet signs; ~~and,~~

(iv) ***election signs, no larger than one metre square, in doors or windows of a strata lot for the duration of the election period until one day after the election; and,***

(v) other similar signs, ***as approved by the strata council.***

SECONDED: (Chair)

CARRIED: 5 of 5

C. 10. (Vice Chair/Bylaws) Housekeeping amendment: Change a reference to point at the correct subsection of the bylaw about name plates to which it was intended.

MOVED: (Vice Chair/Bylaws) That the following amending proposal to Strata Bylaw 32(4)(a) be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

32 Use of the Strata Lot, Limited Common Property & Common Property

(4) Prohibitions on Use of Strata Lot and Limited Common Property:

An owner, tenant or occupant shall not:

(a) erect or permit to be erected or to remain any signs, fences, billboards, placards, advertising or any other fixture or fitting of any kind whatsoever external to any part of a strata lot or of the common property, except a temporary notice to sell the strata lot of a size, style and location approved by the strata council or a name plate pursuant to Consolidated Bylaw 32(1)(~~a~~ p);

SECONDED: (Chair)

CARRIED: 5 of 5

C. 11. (Vice Chair/Bylaws) Marijuana usage

MOVED: (Vice Chair/Bylaws) That the following addition, Strata Bylaw 32(1)(s), proposal be put on the agenda for consideration and ratification of the owners at the upcoming AGM:

Marijuana

(1) Owners, tenants, occupants and visitors:

- a) Must not use marijuana on common or limited common property*
- b) May use marijuana within a strata lot but must not permit the marijuana odour, smoke or vapour to escape the strata lot such that it can be smelled by another resident.*
- c) May cultivate marijuana, for personal use only, in a strata lot or the unit's limited common property, but not on common property.*
- d) May not cultivate, use, alter or process marijuana by a method or in a manner which is unsafe and poses an unreasonable risk to the strata lot.*

SECONDED: (Chair)

DEFEATED: 5 of 5

C. 12. (Vice Chair/Bylaws) LLE Exterior Paint Colour Scheme on construction alterations done to limited common property and common property

MOVED: (Vice Chair/Bylaws) Immediately implement the following new Strata Rules, which shall be effective immediately and remain in place pending ratification of owners at the next AGM:

10 When making and maintaining Alterations to Limited Common Property and/or Common Property:

- a) All wooden structural components, including but not limited to those listed below, must be painted/stained using the strata colour scheme defined in the table of colours in this section:*
 - (i) lattice work must be one of the following colours: Khaki Brown, Night Train, or Mahogany;*
 - (ii) posts and post caps must be one of the following colours: Khaki Brown, Night Train, Black, or Mahogany;*
 - (iii) horizontal rails must be one of the following colours: Khaki Brown, Night Train, Black, or Mahogany;*
 - (iv) kickboards must be one of the following colours: Khaki Brown, Night Train, Black, or Mahogany;*
 - (v) pergola rafters (cross beams) must be one of the following colours: Khaki Brown, Night Train, or Black;*
 - (vi) stairs and all visible stair components must be Night Train; and,*
 - (vii) sheds must use the same colour scheme as used on strata lot buildings.*
- b) All metal components and structures (gates, fence panels, deck railings) must be black.*

c) Table of colours:

<i>Color Name</i>	<i>Product</i>	<i>Sheen</i>	<i>Color Number</i>	<i>As seen on:</i>
<i>Khaki Brown</i>	<i>Cloverdale Covercoat</i>	<i>Satin</i>		<i>HardiePlank® Siding on all strata lots</i>
<i>Night Train</i>	<i>Cloverdale Covercoat</i>	<i>Satin</i>	<i>CC-720</i>	<i>Trim work on all strata lots</i>
<i>Night Train</i>	<i>Cloverdale Sharkskin</i>	<i>N/A</i>	<i>CC-720</i>	<i>Stair treads</i>
<i>Custom Black</i>	<i>Benjamin Moore Aura</i>	<i>Semi-gloss</i>	<i>14 oz black per litre</i>	<i>Black trim and doors on all strata lots</i>
<i>Mahogany</i>	<i>Sikkens Cetol 1</i>	<i>N/A</i>	<i>N/A</i>	<i>Stain on posts and shakes only on strata lots with gable over front door</i>

SECONDED: (Chair)

CARRIED: 5 of 5

C. 13. (Chair) Council Composition for 2020/2021

Discussed who would be willing to stand in again for the next two-year term.

D. Meeting Adjourned at 11:45