

THE HUNGRY GODS GO TO THE STRATA MEETINGS

N. Van Seters & Claude

*The Owners, Strata Plan NW 2214
19388 – 88 Avenue, Port Kells, Surrey, British Columbia
Sixteen strata lots. Cinder block. Built 1979.*

C O N T E N T S

I.	The Annual General Meeting	<i>23 June 2026</i>
II.	Council Meeting	<i>14 July 2026</i>
III.	Council Meeting	<i>11 August 2026</i>
IV.	Council Meeting	<i>8 September 2026</i>
V.	Hearing	<i>13 October 2026</i>
VI.	Council Meeting	<i>10 November 2026</i>
VII.	Special General Meeting	<i>8 December 2026</i>
VIII.	Civil Resolution Tribunal	<i>January – May 2027</i>
IX.	Budget	<i>May – June 2027</i>
X.	The Annual General Meeting	<i>22 June 2027</i>

CHAPTER I

THE ANNUAL GENERAL MEETING

23 June 2026

THE OWNERS, STRATA PLAN NW 2214

19388 – 88 AVENUE, SURREY, B.C.

NOTICE OF ANNUAL GENERAL MEETING

Tuesday, 23 June 2026 · 6:30 p.m.

Unit 4 (by kind permission)

AGENDA

1. Call to Order — Certification of Proxies — Quorum
2. Approval of Minutes of the Annual General Meeting held 25 June 2025
3. President's Report
4. Treasurer's Report — Financial Statements — Approval of Budget
5. Old Business — Bylaw 31 (Surveillance Equipment on Common Property)
6. New Business — Depreciation Report
7. Election of Council
8. Adjournment

PROXY APPOINTMENT FORM — attached.

RESOLUTION "A" — $\frac{3}{4}$ VOTE

BE IT RESOLVED by a $\frac{3}{4}$ vote of The Owners, Strata Plan NW 2214, that the Strata Corporation be exempt from the requirement to obtain a depreciation report for the fiscal year following.

(Note: form provided for owner convenience.)

I bought Unit 9 in March. The listing said *industrial strata, 2,400 sq ft, 3-phase, drive-in loading*, and it said nothing about the other fifteen units, which in retrospect is what the listing was really about.

The building is cinder block, 1979, four bays a block, four blocks. The mortar joints have been repointed in two colours. There is a

stripe of white paint on the pavement in front of my bay that stops six inches short of the door, and I have never found out why.

I sharpen saws. Carbide-tipped circulars mostly, some bandsaw stock, planer knives for two mills out in Langley and a cabinet shop in Cloverdale. I have a CNC grinder that cost more than my truck and a butcher in Whalley who brings me his bandsaw blades every second Thursday and stays to watch. The work is done in thousandths. A blade that is out by three thou is a blade that burns, and a blade that burns is a phone call.

I need three-phase power, coolant, and a floor that doesn't move. That's the whole list. I would have told you in March that a floor was not the kind of thing you had to worry about.

The notice came taped to my door fourteen days before the meeting, which is the minimum, and which I now know is the minimum because it is always exactly the minimum.

I got there at 6:20. Unit 4 was open and the lights were on and there were thirty stacking chairs set out in four rows, and the concrete had been swept, and there was a folding table at the front with a jug of water on it and a stack of paper cups. Nobody else was there.

Well. One man was there. He was putting out the last of the chairs, and when he'd put it out he went down the row and squared them, and then he came back and squared the first three again because they'd moved when he squared the others.

The Hand said hello. He asked if I was the new fellow in nine. I said I was. He said the drain in my bay would back up in October, and that he'd get to it before it did.

I said thanks. I didn't ask how he knew. It was June.

The guy from four went back to the chairs.

By 6:35 there were nine of us, which the manager said was quorum, plus proxies. The manager was named Cheryl and she had come out from a brokerage in Newton with a banker's box and a laptop and the expression of a woman who has been to a great many of these and has developed a policy.

1. Call to Order — Certification of Proxies

The Chaos-Weaver had four proxies.

I want to be precise about this, because it happened very quickly. Cheryl said, *proxies*, and a man in the second row held up four forms in a fan, like a hand of cards, and Cheryl took them and looked at them and said, *these are in order*, and wrote something down.

Nobody asked. Nobody turned around. There were nine owners in the room and five owners not in the room, and four of the five had signed a piece of paper giving their vote to fifteen, and the fifth had given hers to Cheryl, which is apparently also a thing you can do.

I did the arithmetic while Cheryl was still writing. Nine plus four is thirteen. Thirteen of sixteen is more than three-quarters. I didn't know yet what three-quarters was for, but I could feel it sitting in the room the way you can feel a machine that's plugged in.

I found out later that a proxy is not a secret and not a scheme, and that anyone can hold one, and that in a sixteen-unit strata where eleven of the owners don't live in the province the real question is not why one man has four of them. The real question is why anybody would want any.

2. Approval of Minutes

Cheryl asked for a motion to approve the minutes of the AGM held 25 June 2025.

A man in the back row said he had a concern with the minutes.

The Conscience-Keeper was in his fifties, maybe, in a jacket, with a folder. Twelve. He said the minutes at page 3 recorded a decision of the owners regarding the gate motor, and that no such decision had been made, because the item had been raised from the floor after the meeting had already moved to the election, and a matter raised from the floor after the agenda has been exhausted is not before the

meeting, and a vote taken on a matter not before the meeting is not a vote.

Cheryl looked at page 3.

Cheryl said the gate motor had been replaced.

Twelve said he was aware the gate motor had been replaced. He said the question was not whether the gate motor had been replaced. The question was whether the minutes recorded a decision that had not been taken, and they did, and if the minutes recorded it then the corporation had, on paper, done a thing it had not done, and any owner reading those minutes in five years would be reading a false account.

Somebody said, *it's a gate*.

Twelve said that was correct.

We spent fourteen minutes on it. I timed it, not because I was annoyed but because I have a habit. In the end the minutes were amended to record that the matter of the gate motor was raised from the floor and that no motion was put, and Cheryl typed it, and the amended minutes were approved, and the gate motor is still there and still works and cost \$4,100.

I remember thinking: that man is right, and everybody hates him, and both of those things are going to keep being true.

3. President's Report

The Allfather has been president for nineteen years.

He stood up. He didn't have to stand up; nobody else stood up all night. He put his hands on the folding table and he talked to us about the roof.

The roof was not on the agenda.

He talked about the roof for six minutes. He said the roof had been done in sections, and that the sections had been done by different people at different times, and that the section over units 5 through 8 was the oldest, and that he had walked it in April. He said the ponding at the low corner was the same as last April. He said he had

told the owners about the ponding in 2019 and in 2021 and again in 2023 and that he was telling them again now.

He was not angry about it. He said it the way you'd read out a number.

Somebody asked whether the roof was in the budget.

He said no.

Then he sat down and Cheryl moved to item 4.

4. Treasurer's Report

The contingency reserve fund holds \$41,000.

I looked around the room when she said it. Nobody moved. Cheryl read it out with the insurance line and the landscaping line, and then she was on to the strata fees, which are going up 4 percent, and there was some conversation about that.

Forty-one thousand dollars. Sixteen units. A cinder-block building from 1979 with a roof done in four sections by four different people, one of which ponds every April, and a gate motor that cost \$4,100 all by itself.

I have \$9,000 of grinding wheels in my bay. I know what things cost.

I didn't say anything. It was my first meeting and I had been an owner for three months and I assumed, and this is the part I'd take back, that everybody in the room already knew, and that there was some further thing I didn't know yet that made it all right.

5. Old Business — Bylaw 31

The All-Seeing has the corner unit, number 1, and he has put up cameras.

There are nine of them. I counted, on the way in. They cover the loading apron, both gates, the bin enclosure, the alley between the

blocks, and the visitor stalls. Two of them are on the common wall of Unit 1 and point away from Unit 1.

Bylaw 31 would permit surveillance equipment on common property subject to council approval. It requires a $\frac{3}{4}$ vote. It has been on the agenda for three years.

The woman from unit 6 said she had not consented to being recorded coming and going from her own place of business. The man from unit 14 said he'd had a compressor taken in 2023 and if there'd been a camera then there'd have been a face.

The one with the cameras said that on the fourteenth of April a man in a grey hoodie had come through the north gate at 4:52 in the morning and tried the doors of 6, 7, and 8, in that order, and had not tried 9 or 10, and had left through the same gate at 4:58.

The woman from unit 6 asked him why he hadn't told her.

He said she hadn't asked.

The vote was deferred to the next general meeting. It has been deferred to the next general meeting three times.

6. New Business — Depreciation Report

Cheryl said that under the regulations the strata corporation is required to obtain a depreciation report, that the previous deferral mechanism no longer exists, that the deadline for corporations in Metro Vancouver was the first of July, and that the first of July was in eight days.

She said the motion was to engage a qualified provider.

She said there was nothing to vote on, really, in the sense that it was mandatory.

Somebody said, *so we have to*.

She said yes.

The motion passed. Nobody asked what it would cost. Nobody asked what it would say. The resolution to exempt ourselves was still sitting in the notice package in my lap, printed, with a line for a signature, because Cheryl's template was five years old and nobody had ever asked her to change it.

Ninety seconds. I have the recording. Ninety-one.

7. Election of Council

Cheryl asked for nominations for council.

There is a thing that happens in a room of sixteen owners when nominations are called, and I have now seen it happen twice, and it is the same both times. Everybody becomes very interested in the paper in front of them. The paper is the agenda. They have already read the agenda.

The president was nominated and acclaimed. The guy from four was nominated and acclaimed. Twelve was nominated by the guy from four, and said he would serve, and was acclaimed.

That left two seats.

I was looking at my phone. My butcher had texted me about a blade. I heard my name and I looked up and Cheryl was looking at me with her pen and the guy from four had his hand up, and the president said, *any objection*, and there wasn't any, because nobody objects to somebody else doing it.

I did not say no.

I have gone back over this a number of times. There was a window of about two seconds where I could have said, *I've been here three months, I don't know what a strata is*, and the window closed, and the reason it closed is that I was embarrassed to say it out loud in front of fifteen people who I assumed knew.

Fifteen took the last seat. Nobody nominated him. He simply said he'd do it, and Cheryl wrote it down, and that was the council.

8. Adjournment

6:52.

Twenty-two minutes, if you take out the minutes fight.

I stood in the parking lot afterward with a paper cup of water I hadn't drunk. The sun was still up. The Langley mills were shut by then but the shop across 88th was running something big and I could hear it through the block.

The guy from four came out and locked up Unit 4 behind everybody and tested the handle twice.

He said, congratulations.

I said I wasn't sure what I'd been congratulated for.

He said the drain in my bay would back up in October, and that he'd get to it before it did.

THE OWNERS, STRATA PLAN NW 2214
MINUTES OF THE ANNUAL GENERAL MEETING

Tuesday, 23 June 2026 · Unit 4

PRESENT: 9 owners in person; 5 by proxy. Quorum confirmed.

1. Meeting called to order at 6:33 p.m.
2. Minutes of the AGM of 25 June 2025 approved as amended.
3. President's Report received.
4. Financial statements received. Budget approved. Strata fees to increase 4% effective 1 August 2026.
5. Bylaw 31 (Surveillance Equipment) — deferred.
6. Council elected by acclamation: [Unit 2], [Unit 4], [Unit 12], [Unit 9], [Unit 15].
7. Meeting adjourned at 6:52 p.m.

CHAPTER II

COUNCIL MEETING

14 July 2026

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 14 July 2026 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — AGM of 23 June 2026
3. Correspondence
4. Report of the Strata Manager
5. Depreciation Report — Quotations (attached)
6. Maintenance Report (attached)
7. Old Business — Bylaw 31
8. New Business
9. Adjournment

I brought a notebook.

This was not a statement. I bring a notebook to everything. There is a notebook in the truck and a notebook on the bench and the bench one has the grind angles for every regular customer I have, because a Freud 80-tooth for the cabinet shop in Cloverdale is not a Freud 80-tooth for the butcher in Whalley, and if you think you'll remember, you won't.

So I brought a notebook, and I put it on the folding table, and I opened it, and four people looked at it.

Nobody else had brought anything. The Allfather had his hands. The Conscience-Keeper had his folder, which is not a notebook. The

Chaos-Weaver had a phone he did not look at. The Hand had a coffee in a cup from the Chevron.

Cheryl had the box.

2. Approval of Minutes

I said the minutes didn't have the depreciation report in them.

Cheryl found the page. She said the minutes record decisions of the meeting, and that the depreciation report wasn't really a decision, it was a requirement, and there was nothing to decide, so there was nothing to record.

I said we'd voted on it.

She said we'd voted to engage a provider, and that would appear in council minutes once a provider was engaged.

I said all right. I'm three months in. She has a box.

Twelve said that was not the test.

He said the minutes are the record of what occurred at the meeting, not the record of what the meeting was entitled to have occurred at it, and that a motion had been put and carried, and that a motion put and carried goes in the minutes whether it was compulsory, optional, or ceremonial, and that in five years an owner reading these minutes would find no evidence that this corporation had ever turned its mind to the depreciation report at all.

Cheryl said the depreciation report was mandatory and that everyone knew that.

Twelve said the minutes are not written for people who were in the room.

We spent eleven minutes on it. I timed it. Item 6 of the AGM minutes now reads: *Motion to engage a qualified depreciation report provider — carried.*

Eleven minutes to write that down. Ninety-one seconds, three weeks ago, to do it.

I didn't see that at the time. What I thought at the time was: good, we fixed it.

3. Correspondence

Three letters.

Two of them were from the owner of Unit 6, and they were about the same parking stall, and they were six weeks apart, and the second one opened by observing that she had received no reply to the first.

The president said the stall was a common-property stall and the visitor stalls are for visitors.

Twelve said that if the stall was being used by a tenant in contravention of a bylaw, there was a process, and the process began with a written complaint, and that we had one, and in fact now we had two.

The president said he'd have a word.

Cheryl wrote: *Council to follow up*.

I looked at my notebook and I did not write anything, because I did not yet know that *Council to follow up* is a complete sentence in this language, and that it is a full stop, and that it means the letter is over.

The third letter was from a numbered company about a sign.

4. Report of the Strata Manager

Insurance renewal is in November. Cheryl said the market is what it is.

Nobody asked what it is.

5. Depreciation Report — Quotations

QUOTATION SUMMARY — DEPRECIATION REPORT

A. Fraser Delta Reserve Planning Ltd. — \$9,500 + GST

Depreciation report per Strata Property Regulation. 4–6 weeks.

B. Crown Point Consulting — \$14,000 + GST

Depreciation report per Strata Property Regulation. Site inspection. Executive summary. 6–8 weeks.

C. Ashgrove Engineering (BC) Ltd. — \$31,000 + GST

Depreciation report per Strata Property Regulation, including:

- Building envelope review (4 blocks)*
 - Roof: destructive testing, 4 core samples, one per section*
 - Structural review of slab-on-grade, incl. crack mapping and elevation survey (see note 3)*
 - Electrical service capacity assessment*
 - Note 3: Building has undergone alterations of unknown scope. Records unavailable. Structural review recommended to establish baseline condition.*
- 10–14 weeks.*

We talked about A for twenty minutes.

It was the sort of conversation I understood, which I think is why I joined in. It was a conversation about money, and I've been running a business since March, and I know what nine and a half thousand dollars is. Nine and a half thousand dollars is a grinding wheel and a half. It's real, and it's survivable, and \$31,000 is not.

The president said the report just has to exist.

Fifteen said that was true. He said it in a way that made three people look at him, and then he didn't say anything else.

Twelve asked whether A's quotation described a scope of work.

Cheryl turned the page over. There was nothing on the back.

Twelve said that a report obtained is not the same as a report that complies, and that if the report did not comply the corporation would be in the same position it was in now, except \$9,500 poorer and eight weeks later.

The guy from four said the roof over 5 through 8 ponds.

Nobody picked it up.

Motion: to engage Fraser Delta Reserve Planning Ltd. in the amount of \$9,500 plus GST. Carried, 4–1.

Twelve was the one.

Nobody asked what was in note 3. Nobody asked what *alterations of unknown scope* meant, or whose alterations they were, or why a

firm that had never set foot on the property had somehow already worked out that our records were unavailable.

Ashgrove had been in the parking lot for one afternoon in June, taking photographs, before they quoted. That's all. One afternoon, from the outside, and they knew.

6. Maintenance Report

The guy from four had it on one page, handwritten, photocopied five times.

MAINTENANCE — SINCE LAST AGM

- 1. gate motor limit switch — reset, then replaced
- 2. gate motor — chain tensioned
- 3. north bollard — straightened
- 4. north bollard — re-set, concrete
- 5. hose bib, block B — packing
- 6. hose bib, block C — packing
- 7. bin enclosure gate — hinge
- 8. bin enclosure gate — hinge (other one)
- 9. ponding corner, roof over 5–8 — cleared, twice
- 10. Unit 6 exhaust fan — bearing
- 11. Unit 6 exhaust fan — belt
- 12. downspout, block A — reattached
- ...
- 37. loading apron — crack at expansion joint, patched (3rd time)
- 38. loading apron — crack, patched (same)
- 39. drain, block C — rodded
- 40. lighting, north alley — 2 fixtures
- 41. lighting, north alley — same 2 fixtures

Forty-one lines. No dates. No dollars. No invoices.

Cheryl said she'd need the invoices for the year-end.

The guy from four said there weren't any.

Cheryl asked who did the work.

He said he did.

She asked who paid for the materials.

He said he did.

And there was a silence in the room that I did not understand at the time and now think was the most expensive silence of my life. It lasted maybe four seconds. It was the silence of four people who have been getting something for free for a very long time, and who have just been reminded of it in front of a new guy, and who would like the item to end.

The president said, on behalf of the owners, thank you. He said it warmly.

Twelve said that council cannot ratify an expenditure it did not authorize.

The president said there was no expenditure.

Twelve said that was worse.

Everybody looked at him.

He said: a corporation that pays for its repairs has invoices, and invoices have dates, and dates make a history, and the history is what a depreciation report is *for*. He said: we have a building that has been maintained for twenty years by one man out of his own pocket, and there is no record of any of it, and when the engineer arrives he will ask what has been done to this property and the honest answer will be *we don't know*.

He said: forty-one repairs. Item 37 is a crack in the slab, patched three times. Three times means it came back twice. When did it first come back? What was it patched with? Who patched it?

The guy from four said he'd patched it.

Twelve said: with what?

And the guy from four told him: he told him exactly, some product, I didn't write it down, and I have never stopped wishing I had. Twelve wrote it in his folder, and nobody else in the room wrote anything, and the item was closed with thanks.

At that moment I thought Twelve was a small man being unpleasant to a generous one. I was embarrassed for him. I said nothing because I was new. I have to keep saying that: *because I was new*. It is not an excuse. It is just what was true.

7. Old Business — Bylaw 31

Deferred to the next general meeting.

8. New Business

Cheryl said the owner of Unit 10 has a new tenant. Some kind of metal finishing. Deburring. She said they'd sent a courtesy note.

The president asked if they were noisy.

Cheryl said no.

That was item 8.

9. Adjournment

8:04. Ninety-one minutes.

The AGM took twenty-two.

I sat in the truck in the lot afterward with the notebook on the passenger seat. Unit 10's lights were on. They were on when I came at 6:30 and they were on now, and I could see through the bay door a row of grey drums, waist high, and they were turning. That was all. They were just turning, slowly, and there was no sound at all except the shop across 88th, which is always there, which you stop hearing in a week.

Three blades came back to me in June.

I'd re-dressed my wheels. I'd changed the coolant. I'd put my straight edge on the granite block and the granite block on the bench and the bench is bolted to the floor and the floor is concrete and the concrete is 1979 and I checked it all, and everything checked, and I did not raise it as an item of new business.

I was three months in. I was twenty-nine years old. The last thing I was going to do, the very last thing on the entire list of things I was ever going to do, was sit at that table in front of the president and the guy from four and *Twelve*, and say out loud that I couldn't hold three thousandths.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 14 July 2026 · Unit 4

PRESENT: Council (5); Strata Manager.

2. Minutes of the AGM of 23 June 2026 approved as amended.
3. Correspondence (3 items) received. Re: visitor parking — Council to follow up.
4. Report of the Strata Manager received. Insurance renewal November.
5. Motion: to engage Fraser Delta Reserve Planning Ltd. in the amount of \$9,500 plus GST to prepare a depreciation report. **Carried, 4–1.**
6. Maintenance Report received with thanks.
7. Bylaw 31 — deferred to the next general meeting.
8. New tenant, Strata Lot 10 (metal finishing) noted. No action required.
9. Meeting adjourned at 8:04 p.m.

CHAPTER III

COUNCIL MEETING

11 August 2026

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 11 August 2026 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — Council Meeting of 14 July 2026
3. Correspondence (*4 items*)
4. Complaint — Strata Lot 9 re: Strata Lot 10
5. Report of the Strata Manager
6. Depreciation Report — Status
7. Maintenance Report
8. Old Business — Bylaw 31
9. New Business
10. Adjournment

In July I took my grinder apart.

I want to lay out the order, because the order is the only part of that month I am not ashamed of.

First I assumed it was the wheels. I re-dressed them, both, and I threw out the ones I'd been running and put on new. Two blades came back.

Then I assumed it was the coolant. I dumped forty litres, flushed the tank, refilled. A blade came back.

Then I assumed it was me. I ran a Freud 80-tooth and I ran it slow and I stood there and watched every single tooth go through, and it

came out perfect on the bench, and I checked it three ways, and I shipped it, and Cloverdale phoned on the Thursday.

Then I had the dealer come out from Coquitlam and check the spindle. That is \$1,400, plus the day. The spindle is fine. The spindle is beautiful. He said he wished all his machines came back looking like mine, and he meant it kindly, and I sat in the office after he left with the invoice in my hand for a while.

So on the 29th of July I put a dial indicator on the bench, on a magnetic base, with the stem down on the granite block, and I set my phone on a tripod pointing at the dial, and I locked up and went home.

The needle moves.

It starts at six in the morning. It runs all day. It stops at nine at night. On the video it looks like nothing at all, the way a thing looks when it is happening much too slowly and much too small, and then you speed it up and it is a heartbeat.

Fifteen hours. Six to nine. I stood in the alley at 9:04 on the 30th of July and watched the lights go off in Unit 10 and the grey drums stop turning, and I went back into my bay and looked at the needle, and it was still.

I wrote the letter over two evenings. I was proud of it. I am putting it in here as I sent it.

From: D. Sanghera, Owner, Strata Lot 9

To: The Owners, Strata Plan NW 2214 — c/o Council

Date: 4 August 2026

Re: Complaint — Unit 10 — Vibration transmitted through common slab

I am the owner and occupier of Unit 9 (Sanghera Precision Edge). My business is the sharpening of industrial saw blades, principally carbide-tipped circular saw blades, bandsaw stock and planer knives.

The work requires a tool grinder mounted on a bench that is bolted to the floor slab. Tooth geometry is held to a tolerance of ± 0.001 " (one thousandth of an inch). A blade ground outside this tolerance will not cut true; it will heat, and it will burn the workpiece, and the customer will not use it again.

Since 12 June 2026 I have had **eleven** blades returned by four customers. Prior to that date I had had none.

I have eliminated the following at my own cost: grinding wheels (replaced 2 July); coolant (flushed and replaced 9 July); machine spindle (inspected by the manufacturer's agent, 21 July, invoice attached, \$1,400 — spindle found to be within factory specification).

On 29–30 July I mounted a dial indicator on a granite reference block on the bench and recorded it by video over 24 hours. **The indicator shows continuous cyclic deflection of approximately 0.0015" to 0.002" between 06:00 and 21:00, and none outside those hours.** Recording available on request.

Unit 10 is occupied by a metal-finishing tenant operating vibratory tumblers. Their hours of operation are 06:00 to 21:00. The tumblers rest directly on the slab. The slab is common property and is continuous beneath Units 9 and 10.

I am not alleging noise. There is no noise. The tumblers are quieter than my compressor.

I ask that Council require the tenant of Unit 10 to isolate the machines from the slab. Isolation pads for equipment of this type cost between \$600 and \$2,000. I have obtained a quotation and will provide it.

I would ask Council to act quickly. I have lost four customers. I do not have many.

Respectfully,
D. Sanghera

I read it about nine times before I sent it. I checked the arithmetic twice. I attached the invoice and I attached a still frame from the video with the needle at the top of its travel and one with it at the bottom, and I labelled them.

It is, I still think, the best document that has been submitted to this corporation in twenty years.

3. Correspondence

There were four letters.

Three of them were from the owner of Unit 6, about the parking stall, and the third one observed that she had received no reply to the first two.

The Allfather said he'd have a word.

Cheryl wrote: *Council to follow up.*

Then Cheryl said the fourth letter was from Unit 9, and everybody looked at me, and I felt what you feel when a thing you have made is about to be picked up by somebody else.

4. Complaint — Strata Lot 9

The Conscience-Keeper said the complainant does not sit on the decision.

He said it before anybody else had spoken. He said that a council member who is a party to a complaint does not participate in the decision on that complaint, and that this was not a matter of discretion or of good taste, and that if I sat there and voted on my own complaint the decision would be worth nothing, and any tribunal would set it aside, and the corporation would have to start over, six months later, having warned the tenant that a complaint was coming.

He said it to the table. He did not look at me. It was not personal, and I have to be fair here and say that I have never seen him make anything personal. It was a fact about the world and he stated it, and then he stopped.

I said all right. I got my keys.

I sat in my truck for eleven minutes.

I know exactly how long, because I looked at the clock on the dash when I got in and I looked at it when the Hand came out and knocked on my window, and it was eleven minutes, and I thought: that is what the gate motor was worth.

Four people were in that room talking about my business, and the only person in the building who understood what a thousandth of an inch is was sitting in a truck in the parking lot.

He was right. That is the thing I keep having to say. He was right.

4. (continued)

They called me back in and the president told me what they'd decided.

There is no bylaw against vibration.

Bylaw 3 says an owner or tenant must not use a strata lot in a way that causes a nuisance, or unreasonably interferes with another person's use and enjoyment of their strata lot. So it might be a nuisance. It probably is a nuisance. But *nuisance* is a word you have to prove, and proving it means evidence, and my evidence is a dial indicator, a phone video, and a man who owns the affected unit and sits on council.

Cheryl said, carefully, that a tribunal would want a vibration study. I said what does that cost.

She said she'd have to find out. She thought several thousand. Possibly more, because it would need an engineer, and it would need to be done in both units, and Unit 10 would have to let them in.

The Chaos-Weaver said, without looking up: change the bylaw. Nobody said anything for a second.

He said it again, the same way, the way you'd mention the weather. You can put a bylaw in. Three-quarter vote. Then it's a bylaw and you don't have to prove nuisance, you just have to prove the bylaw.

And that was all he said. He did not argue for it. He did not follow it up. He did not seem to care whether anybody did anything about it, and he never mentioned it again.

Twelve said that was correct, and that it would require a general meeting, and that a bylaw amendment requires a $\frac{3}{4}$ vote of the owners, and that it must be filed at the Land Title Office to take effect, and that the corporation had not amended its bylaws since 2004.

The president said, so we call a meeting.

Council resolved to prepare a bylaw amendment for a special general meeting in the fall.

I remember driving home that night and feeling something I would now describe as hope. It was the last time.

6. Depreciation Report — Status

Cheryl said Fraser Delta had attended on the 6th of August for the depreciation report.

The president asked how long they were on site.
She said about ninety minutes.
He asked whether they went up on the roof.
She said she didn't think so. She said they'd taken photographs.
That was item 6.

8. Old Business — Bylaw 31

The All-Seeing said that the tumblers came in on the 9th of June. Nobody had asked him. We were on Bylaw 31, which is his own bylaw, and which has now been deferred four times, and he said it while Cheryl was still reading out the item.

He said: two trucks, the 9th of June, 7:40 in the morning and again at 1:15 in the afternoon. Six drums on the first truck and four on the second. Nobody came to the second truck for twenty minutes and the driver walked around the block twice.

He said the tenant ran them for the first time on the 11th.

My first bad blade went out on the 12th.

I asked him if he had the footage.

He said he had it.

I asked if I could have a copy.

He said the cameras are not permitted on common property, because Bylaw 31 has not been passed, and that until it was passed he would not be providing footage to the corporation.

The vote on Bylaw 31 was deferred to the next general meeting.

10. Adjournment

8:31.

The guy from four came over to Unit 9 afterward. I hadn't asked him to. He came in through the bay door and he stood in the middle

of my floor and looked at the bench, and then he crouched down and put his hand flat on the slab, palm down, fingers spread, and left it there for a while.

He said, it's working.

I said what does that mean.

He said the slab's working. He said there's a crack come through from the apron, under the wall, and it's under my bench now, and it's been coming for years.

I said how do you know.

He didn't answer that. He got up and he brushed his hands off on his jeans and he said he'd patch it.

And I said, shouldn't we tell the engineer.

He said he'd patch it.

He came back on the Saturday with a pail and he chased the crack out and he filled it and he trowelled it flat, and he did it beautifully, and he did not send an invoice, and it went on his list as item 42.

By the time Fraser Delta came back in October it was eight weeks old and grey and you could not see it at all.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 11 August 2026 · Unit 4

PRESENT: Council (5); Strata Manager.

3. Correspondence (4 items) received. Re: visitor parking — Council to follow up.

4. Complaint, Strata Lot 9 re: Strata Lot 10 (vibration). The complainant, being a council member, was recused and did not participate. Council determined that no bylaw of the Strata Corporation addresses vibration and that the complaint cannot proceed to enforcement. Council resolved to prepare a bylaw amendment for consideration at a special general meeting in the fall.

6. Depreciation report: provider attended on site 6 August. Report expected October.

7. Maintenance Report received with thanks.

8. Bylaw 31 — deferred to the next general meeting.

10. Meeting adjourned at 8:31 p.m.

CHAPTER IV

COUNCIL MEETING

8 September 2026

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 8 September 2026 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — Council Meeting of 11 August 2026
3. Correspondence — Strata Lot 13 — Visitor Parking — **Determination (s. 135)**
4. Correspondence — Strata Lot 10 — Vibration
5. Correspondence — **Bennett Grieve LLP** (o/b Owner, Strata Lot 10)
6. Security — Break and Enter, 2 September 2026
7. President's Report
8. Depreciation Report — Status
9. Maintenance Report
10. Adjournment

Bylaw 31 stands deferred to the next general meeting and does not appear.

My wife does the books.

Jas is a hygienist. She works in Fleetwood, four days, and on Sunday evenings she sits at the kitchen table with my laptop and the shoebox and does the invoicing, because I am bad at it and she is not, and because when we bought Unit 9 we agreed that this was the part she would take.

She raised it on the 19th of July. She said: there are four credit notes in here.

I said it was the wheels.

She said okay.

I want to be exact about this. She did not say *are you sure*, and she did not say *what wheels*, and she did not look up. She said okay, in the voice of a woman putting a thing on a shelf where she can reach it later. She has known since July. She has known longer than I have, in the way that matters, because I knew there was a problem and she knew there was a problem I was not telling her about.

2. Approval of Minutes

Approved.

3. Correspondence — Unit 13

They fined the van.

It is the only thing this corporation did all year that worked, and it worked perfectly.

The owner of Unit 6 wrote three letters about a Ford Transit in a visitor stall. In August, Cheryl started the process. In September, it finished.

THE OWNERS, STRATA PLAN NW 2214

c/o Kestrel Strata Management, Surrey, B.C.

BY REGISTERED MAIL AND BY EMAIL

To: The Owner, Strata Lot 13, and to the Tenant thereof

Date: 12 August 2026

Re: NOTICE OF COMPLAINT — Strata Property Act, s. 135

1. The Strata Corporation has received a written complaint alleging that a white Ford Transit cargo van, B.C. plate [redacted], registered to the tenant of Strata Lot 13, has been parked in Visitor Stall V-2 on the following dates: 7 July, 9 July, 14 July, 15 July, 21 July, 4 August and 6 August 2026.

2. Bylaw 6(3) provides that visitor parking stalls are for the use of *bona fide* visitors to the strata lots and are not to be used by an owner, tenant or occupant of a strata lot.

3. You are hereby given particulars of the complaint and a reasonable opportunity to answer it. You may respond in writing within fourteen (14) days of the date of this notice. You may in the alternative request a hearing before Council, which will be held within four weeks of a written request.

4. If Council determines that the bylaw has been contravened, Council may impose a fine of up to \$50.00 for each contravention, and may impose a further fine for each seven (7) days of a continuing contravention.

Yours truly,

C. Wu, for the Strata Council

Four paragraphs. The bylaw identified by number. Particulars, with dates. Notice that a fine may follow. Fourteen days to answer. A hearing offered.

No answer was received. Council decided at this meeting that the bylaw had been contravened. The decision was minuted. Written notice of the decision went out within the week.

The Conscience-Keeper read the file and said it was in order.

It is in order. It took six weeks and three letters and a registered mail fee and a strata manager's time, billed at \$95 an hour, and it is procedurally flawless from end to end, and it is the finest piece of work anybody did for this corporation in the year I have been in it, and at the end of it a van was fined fifty dollars.

The machinery is not broken. That is the thing nobody had told me. The machinery is in beautiful condition, and it is exactly the right size for a parking stall, and it will run on parking stalls forever.

4. Correspondence — Unit 10

Cheryl had written to Unit 10.

She had done it to be helpful. She said so, and I believed her, and I still do. She had written to the owner in Calgary in the third week of August, a courtesy letter, saying that Council had received a complaint of vibration transmitted through the common slab, that Council was *considering a bylaw amendment to address vibration*, and that she was sure the matter could be resolved co-operatively.

Twelve put the letter down.

He said: you have told them what is coming before you have the bylaw and before you have the evidence.

He said: they now know that we have no bylaw. They know it because we told them. They know that we are going to try to make one, and they know when, and they have eight weeks to prepare.

Cheryl said she had been trying to keep it out of the lawyers.

Twelve said that a letter which announces a future bylaw to the party the bylaw is aimed at is not a way of keeping it out of the lawyers. It is a way of putting it into them, sooner, with a head start.

He was right.

5. The lawyer's letter

It came on the 2nd of September. Three pages.

... Our client denies that the operation of its tenant's equipment constitutes a nuisance at law or in fact.

We note that the Strata Corporation's bylaws, as filed, contain no provision relating to vibration. The Strata Corporation therefore has no bylaw upon which any enforcement could be founded, as it appears the Strata Corporation itself acknowledges in its letter of 19 August 2026, a copy of which is enclosed for the Council's convenience.

Notwithstanding the foregoing, and entirely without admission of any kind, our client's tenant has, in good faith and at its own expense, **relocated the equipment in question** within the strata lot.

Our client trusts that this concludes the matter. All rights are expressly reserved.

They moved the drums six inches.

I know it was six inches because I asked the tenant and he told me, and he was pleasant about it, and he showed me. He is a decent man. He has four employees. He said the pads I mentioned were a good idea and he'd asked his landlord about them in July and his landlord had said no.

My dial indicator did not change. Not by a thousandth. It reads exactly what it read on the 29th of July.

Relocated the equipment in question. Three pages, from a firm in downtown Calgary, in defence of not spending six hundred dollars.

6. The break-in

Unit 14, again. The 2nd of September, 3:20 in the morning. They took a compressor and a plasma cutter and they were in the building for nine minutes.

The All-Seeing has it on camera. Two angles.

He gave the footage to the RCMP the same morning.

He did not give it to the corporation. He said that Bylaw 31 has not been passed, that surveillance equipment on common property is therefore not permitted, and that he would not be providing footage to a corporation that had not authorized the cameras that took it.

The man from Unit 14 asked him, across the table, if he was serious.

He said the vote had been deferred four times.

Bylaw 31 is now urgent. It is urgent to the man from Unit 14, and it is urgent to the woman from Unit 6, who did not consent to being recorded coming and going from her own place of business, and who now would like the recording. It has been on the agenda for three years and it will pass in November with fifteen votes, and every one of those people will tell you they were always in favour.

He was right about that too. He is right about everything. It has never once been worth anything to anybody.

7. President's Report

The Allfather went to Unit 10.

He said he'd have a word and he had a word, which as far as I can tell puts him alone in this building.

He stood in their bay for twenty minutes. He put his hand on the drums while they were running. He looked underneath them.

He reported: the drums are on rubber feet. They are properly mounted. They are set up as well as anything in this building is set up, better than my compressor, better than the fan in Unit 6.

He said he has felt it in three other units. He said he has felt it in Unit 6 for four years and in Unit 14 for longer and that Unit 14's

floor has a hump by the roll-up door that was not there when he came.

He said: a sound slab does not carry like that. This one does. It always has.

He said: if the floor is the trouble, then the trouble is common property, and we are not the complainant. We are the respondent.

He said it in exactly the voice he uses about the roof. He was not warning anybody. He did not raise it. He put it down on the table the way you put down a number.

Cheryl asked whether he wanted a motion.

He said no.

The minutes read: **7. President's Report — received.**

8. Depreciation Report

Fraser Delta quoted four to six weeks. We are in week five.

Cheryl said October.

9. Maintenance Report

The Hand tabled his list. He tables one every month now. Nobody reads it.

I have it in front of me as I write this. It is one page, handwritten, photocopied five times, and item 42 says:

42. unit 9 — crack thru from apron, chased & filled

It was on the table. It was in front of five people. It was in the package Cheryl emailed to sixteen owners on the 3rd of September and it is in the corporate records to this day, and there was no discussion of it, and there was no discussion of it because there is never any discussion of it, because it is a list of things that have already been fixed.

The Chaos-Weaver did not come to the meeting.

10. Adjournment

9:04.

Jas asked how it went.

I said fine.

She said, fine.

I said they fined a van fifty dollars.

She laughed, and I laughed, and she went back to the laptop, and I stood in the kitchen with my hand on the back of a chair and I did not tell her that the floor of the building we own is broken, and that it has been broken since before I was born, and that when the engineer’s report comes in October my share of it will arrive by unit entitlement, which is a number printed on the strata plan, and which I did not read.

She was three feet away. The shoebox was open.

I went and had a shower.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 8 September 2026 · Unit 4

PRESENT: Council (4); Strata Manager. Regrets: Strata Lot 15.

3. Complaint re: Strata Lot 13 (visitor parking). Council determined that Bylaw 6(3) was contravened. Fine of \$50 imposed. Written notice to follow.

4. Correspondence re: Strata Lot 10 noted and filed.

5. Correspondence from Bennett Grieve LLP received and filed.

6. Break and enter, 2 September, Strata Lot 14, reported to RCMP. Owners are reminded to secure their premises.

7. President’s Report — received.

8. Depreciation report expected October.

THE HUNGRY GODS GO TO THE STRATA MEETINGS

9. Maintenance Report received with thanks.

10. Meeting adjourned at 9:04 p.m.

CHAPTER V

HEARING

13 October 2026

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 13 October 2026 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — Council Meeting of 8 September 2026
3. **HEARING — Strata Property Act s. 34.1 — Applicant: Tenant, Strata Lot 10**

Council will hear the applicant. No observers. Council member (Strata Lot 9) recused from any decision.

4. Correspondence
5. Report of the Strata Manager
6. Depreciation Report — Status
7. Maintenance Report
8. New Business
9. Adjournment

The request came in on the 21st of September, handwritten, in an envelope pushed under the door of Unit 4.

To the Strata Council

I am the tenant at Unit 10 (Delta Finishing Works). I understand there has been a complaint about my machines.

I would like to request a hearing so I can explain the situation. I have some information that I think would help.

Thank you,
Tomasz Wieczorek

Under the Act, if a person asks for a hearing in writing and gives a reason, council must hold a council meeting to hear them within four weeks.

They held it on the 13th of October. That is twenty-two days.

Everything about this hearing was done properly. Everything. The notice went out. The date was inside the four weeks. Observers were excluded, which the bylaws permit for a hearing. Minutes were taken. I was recused, and I sat in the corner by the water jug and I did not speak, and the Conscience-Keeper confirmed at the top that I would not be participating in any decision.

There was no decision to participate in. I did not know that yet. Neither did Tomasz.

3. Hearing

He came in a clean shirt.

That is the detail I cannot get away from. It was a Tuesday evening in a cinder-block unit with thirty stacking chairs in it and one folding table, and he had gone home after his shift and changed, and he came in a pressed shirt with a folder under his arm, because he had been asked to come and speak to a council, and he did not know what a council was, and he thought it was the kind of thing you wear a shirt to.

He put the folder on the table and he opened it and he said, thank you for seeing me.

He is about fifty. He has four employees. Delta Finishing Works does deburring and vibratory finishing for a couple of machine shops out in Cloverdale and a fabricator in Langley, which means that he and I have customers in common and neither of us knew it until that night.

He said: I want to explain about the machines.

The drums are on rubber feet from the manufacturer, he said, and they are level, and he checks them, and he has been doing this for nineteen years and he has never had a complaint anywhere.

Then he took out a quote. Isolation pads, ten drums, \$1,400. He put it on the table and turned it around so we could read it right way up.

This is not a lot of money, he said. I would pay this. I have asked my landlord four times. He said no in July and he said no in August and in September his lawyer wrote to you.

I don't own the floor, he said, and I don't own the building, and I can't spend \$1,400 on a building I am going to leave.

He said: I would like the council to make him do it.

And Twelve said: this hearing is not the place to raise that.

He explained it. He explained it fully, and clearly, and I am setting it out as he set it out, because he was right and I have not been able to find the place where he was wrong.

He said: a hearing under section 34.1 is an opportunity for a person to be heard by council. It is not a proceeding. There is no other side. Council does not sit as a tribunal between two owners.

He said: the corporation has not made a complaint against you. The corporation cannot make a complaint against you, because there is no bylaw in this strata's bylaws that concerns vibration, and a fine or an order requires a bylaw or a rule that the conduct contravenes. There is none. Therefore there is nothing before council to decide.

He said: council has no power to direct your landlord to purchase equipment for your benefit. Your landlord's obligations to you are in your lease and are a matter between you and him.

He said: I would add that the corporation is unlikely to be able to make such an order in the future either, because the difficulty may not be your machines.

Tomasz sat there with his hands on his folder.

He said: then why am I here?

Twelve said: you requested a hearing.

Minutes, item 3, in full:

3. HEARING (s. 34.1) — Applicant: Tenant, Strata Lot 10. The applicant attended and was heard. The applicant made submissions regarding equipment mounting and the cost of isolation pads. Council advised the applicant that no bylaw of the Strata Corporation addresses vibration and that no complaint is before Council. **No decision required.** The applicant thanked Council. The hearing concluded at 7:04 p.m.

The applicant thanked council.

He did. He stood up and he shook the Allfather's hand and he shook Cheryl's hand and he said thank you for your time, and he put the quote back in his folder, and he went out through the roll-up door into the parking lot.

Twenty-two days, from the envelope under the door. The notice, the four weeks, the exclusion of observers, my recusal, the minutes. All of it correct. All of it exactly as the Act requires.

It is the only hearing this corporation has held in twenty years and it was about nothing.

4.

I went out after him. I did not ask anybody's permission and nobody stopped me.

He was standing by his van. He said, you're nine.

I said yes.

He said, it's your blades.

I said yes.

He said he was sorry. He said it straight, without any performance in it, and then he said the thing I did not expect, which was: I looked it up. I looked up what a thousandth is, on my phone, in August. He said, my drums are half a millimetre out of round and nobody cares. Yours have to be right.

We stood there for a while. The lights were still on in Unit 4 and through the door I could hear Cheryl reading the correspondence.

He said his lease is up on the 30th of June and he is not renewing. He said there's a place in Port Coquitlam with a slab that was poured in 2019.

He said: I've been in this business nineteen years and this is the first time I've ever been the problem. And I'm not even the problem.

Then he said good night and he got in his van, and I stood in the lot and watched him turn out onto 88th, and I went back in, and it was item 5.

6. Depreciation Report — Status

Fraser Delta quoted four to six weeks. It has been fourteen. Cheryl read out an email.

From: L. Bhatti, Fraser Delta Reserve Planning Ltd.

Sent: 6 October 2026

Hi Cheryl — we're stalled on NW 2214. Can you send through the alteration and repair records? Anything on the slab and roof especially. Permits, invoices, engineer's letters, whatever you have.

We can't finalize the component inventory without a repair history.

Cheryl said she had sent them the financial statements for the last six years.

Twelve asked what was in the financial statements.

Cheryl said there was a line called Repairs and Maintenance. She said it was \$2,100 last year.

Twelve said: for a forty-seven-year-old building with four blocks. She said yes.

He said: because there are no invoices.

Nobody answered him.

7. Maintenance Report

The Hand said Fraser Delta had phoned him.

He said it as an item of information, the way he says everything. He said the woman from Fraser Delta rang his shop on the 8th and

they were on the phone for forty minutes and he told her what he'd done.

Cheryl asked whether he'd sent them anything in writing.

He said no.

She asked whether he could give them dates.

He said no.

He said he did the apron the first time when the gate motor was still the old one, so that would be before 2019, and he did it again a couple of years after that, and again this year, and the roof over 5 through 8 he cleared every spring but he couldn't tell you which springs because he cleared it every spring.

He said the woman asked him what product he used on the apron and he told her.

And Twelve took out his folder, and he turned back to the July meeting, and he read out the name of the product.

The guy from four said that was it.

Nobody understood why that mattered. I did not understand why that mattered. At the time I thought Twelve was showing off.

His list went on the table. It is one page, handwritten, photocopied five times. Item 42 is still on it, because he carries the year forward.

9. Adjournment

8:40.

Jas had the receivables done by the time I got home.

She was still at the table with the laptop open and the shoebox beside it and a cup of tea she had not drunk, which is a thing she does, and I came in and put my keys down.

She said: October's worse than September.

I said I know.

She said: how much worse.

And I told her. I told her the exact number, because she had it in front of her and there was no point in lying about a figure she could see, and the number was true, and I said it plainly, and she nodded and wrote something down.

She had not asked me how much worse it was.

She had asked me *how much worse*, which is not the same question, and I have had a long time now to think about the difference. She was asking how far down this goes. She was asking whether we are in the part of it where a number is the answer.

I gave her the number.

She said okay, and shut the laptop, and went up.

THE OWNERS, STRATA PLAN NW 2214
MINUTES OF COUNCIL MEETING

Tuesday, 13 October 2026 · Unit 4

PRESENT: Council (5); Strata Manager; the Applicant (item 3 only).

3. Hearing (s. 34.1): the applicant attended and was heard. No decision required.

4. Correspondence received.

6. Depreciation report: provider has requested the Strata Corporation's alteration and repair records. The Strata Manager to respond.

7. Maintenance Report received with thanks.

9. Meeting adjourned at 8:40 p.m.

THE HUNGRY GODS GO TO THE STRATA MEETINGS

CHAPTER VI

COUNCIL MEETING

10 November 2026

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 10 November 2026 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — Council Meeting of 13 October 2026
3. Correspondence
4. Report of the Strata Manager — Insurance Renewal
5. **DEPRECIATION REPORT — RECEIVED 4 NOVEMBER 2026** (*89 pp., circulated*)
6. Legal — Bennett Grieve LLP
7. Special General Meeting — Resolutions
8. Maintenance Report
9. Adjournment

It came on the 4th of November at 2:11 in the afternoon, as a PDF, in an email from Cheryl with the subject line **NW 2214 – Depreciation Report – for owners’ information.**

Eighty-nine pages.

I read it on the Saturday. I shut the shop and turned the machines off and sat on the stool at the bench with the laptop and read all of it, and it took me four hours, and I am fairly certain that I am one of two people who has read it.

The other one is my wife.

Figure 14 is on page 31. It is a photograph, taken with a phone, of the low corner of the roof over units 5 through 8. There is standing water in it. The caption says:

Fig. 14 — Roof Section 2 (Units 5–8). Ponding observed at NW corner. Membrane at or beyond expected service life. Recommend replacement within 0–2 years.

The Allfather has been telling us about that corner since 2019. He told us about it in 2021 and in 2023 and he told us about it in June, at the AGM, for six minutes, when it was not on the agenda, and somebody asked whether it was in the budget and he said no.

We paid \$9,500 to have it photographed.

Here is the number.

EXECUTIVE SUMMARY — 3.2 Financial Projection

Total projected expenditure, 30-year term: **\$1,420,000**

Projected expenditure, years 0–5: **\$310,000**

Roof Sections 1–2 (replacement) — \$186,000

Electrical service (upgrade to code) — \$54,000

Drainage, site (remediation) — \$38,000

Paving, loading apron — \$22,000

Doors, overhead (4 of 16) — \$10,000

Contingency Reserve Fund, current balance: **\$41,000**

Funding Model 1 — CRF contribution maintained at current level. Fund is projected to be exhausted in year 2. Special levies required in years 2, 4, 7, 9, 12 and thereafter.

Funding Model 2 — CRF contribution increased to 22% of the annual operating budget. Special levies required in years 2 and 6.

Funding Model 3 — Special levy in year 1 of \$270,000, with CRF contribution increased to 15% of the annual operating budget thereafter.

The Strata Corporation is required by the *Strata Property Act* to consider this report at its next annual general meeting.

Three models, because the regulation requires three. I read them four times looking for the one where it does not happen.

They are the same road. They are three speeds on the same road.

Appendix C is on page 74. It is the shortest appendix in the report. It is one line.

APPENDIX C — REPAIR AND ALTERATION HISTORY

None available. The Strata Corporation was unable to provide permits, invoices, engineer's letters or drawings. One owner was interviewed by telephone (8 October 2026) and described maintenance and repair work undertaken over an extended period; he was unable to provide dates or documentation. Component ages in this report are therefore estimated from visual inspection and from the age of the building.

Twenty years of that man's Saturdays. One paragraph, in the small type, in the back.

The executive summary is four pages long. The regulation requires an executive summary, so that owners can understand the report without reading all of it.

Its first sentence is:

This executive summary is provided for convenience only and should not be relied upon in isolation.

Page 52. Section 6.4 — Structural: Slab-on-Grade.

Visual inspection was conducted from accessible areas. Portions of the slab were obscured by tenant equipment, stock and fixtures. Cracking was observed at the loading apron and at the expansion joint adjacent to Units 8–9; **this cracking has been patched at some time and the patch material and the date of the repair could not be determined.** Differential settlement is suspected. Two owners reported vibration and one reported an unlevel floor.

The slab has not been assessed. Assessment of a slab-on-grade requires an elevation survey, crack mapping, and, where indicated, core sampling, and must be carried out by a qualified structural engineer. **This work is outside the scope of this report and is not included in the cost projections above.**

Recommendation: obtain a structural review.

I read that page and then I got up and walked to the roll-up door

and opened it and stood in the doorway for a bit, and then I came back and read it again.

It does not tell them.

Eighty-nine pages and four months and \$9,500, and on the single question the building is actually asking, the report says *not assessed*, and recommends they go and buy a different report.

The one Council declined in July.

5. Depreciation Report

Cheryl summarized it. Nobody had read it. She said so pleasantly and nobody was embarrassed, because nobody has ever read one.

She got to page 52.

And the Conscience-Keeper opened his folder and read out the minute of the 14th of July.

*Motion: to engage Fraser Delta Reserve Planning Ltd. in the amount of \$9,500 plus GST.
Carried, 4-1.*

He said: the Ashgrove quotation was \$31,000 and included a structural review of the slab-on-grade, with crack mapping and an elevation survey.

He gave the date. He gave the count. He did not say who the one was.

He did not have to. There were five people at the table and four of us had voted, and I was one of them, and I sat there and looked at the table.

He closed the folder.

4. Report of the Strata Manager — Insurance Renewal

I have put this out of order because that is the order it happened in, and because it is the reason I have not been able to be angry at anybody.

Cheryl reported the insurance renewal. The premium is up 31 percent and the deductible on water damage has gone from \$25,000 to \$100,000.

Then she said the financial statements were ready for the year.

Repairs and Maintenance, FY2025: **\$2,100.**

Depreciation Report, FY2026: **\$9,975 including GST.**

We spent five times as much finding out what was wrong with the building as we have ever spent, in a year, on the building.

7. Special General Meeting

Twelve said there would need to be a special general meeting, and set out what would be on it.

Bylaw 31, which has been deferred five times, and which everybody now wants, and which requires a $\frac{3}{4}$ vote.

A vibration bylaw, which does not exist, and which requires a $\frac{3}{4}$ vote.

And a special levy, which requires a $\frac{3}{4}$ vote, and which cannot be voted on until the corporation knows what it is levying for, which means the structural review, which is not in the budget.

He said each resolution would have to be drafted, circulated with the notice, and voted on separately, and that any bylaw passed must be filed at the Land Title Office to take effect.

And the Chaos-Weaver said: while you're at it.

He said it once, quietly, and the president said what, and he said: bylaws haven't been touched since 2004. You're filing anyway. File the lot.

That was all he said. He did not argue for it. He did not raise it again, and he did not vote on it, because it did not come to a vote that night, and by the time it did he had said nothing further about it to anybody.

Cheryl said that a full bylaw replacement would take a lawyer.

The president said we have a lawyer.

We do not have a lawyer. Bennett Grieve LLP is Unit 10's lawyer, and item 6 on the agenda is a letter from them, and four people in that room heard *we have a lawyer* and understood it to mean something warm.

Council resolved to instruct counsel to prepare a full replacement set of bylaws for the Special General Meeting.

9. Adjournment

9:20.

Jas read all eighty-nine pages.

She did it over two evenings, at the kitchen table, with a pen, and she did not tell me she was doing it. I came down on the Tuesday and she had page 74 up on the screen and a legal pad beside her with numbers on it in three columns.

She said: do you know what unit entitlement is?

I said no.

She said it's on the strata plan. It's how they divide everything. Every levy, every fee, every dollar this corporation ever spends is divided by unit entitlement.

She said: ours is 68.

She said: the total is 947.

She turned the legal pad around.

She had known for an hour. She had known before she asked me, because she is not a woman who asks a question she has not already answered, and she had sat at that table with the number in front of her and waited for me to come downstairs so that she could ask me whether I knew what it was.

I did not know what it was.

It was in the documents. It was in the documents I signed in March, in the package from the notary, in the section I did not read because it was the section about the building and I was buying a business.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 10 November 2026 · Unit 4

PRESENT: Council (5); Strata Manager.

4. Insurance renewed. Premium increase 31%; water damage deductible now \$100,000.
5. Depreciation report dated 4 November 2026 received and circulated to all owners. Council noted the report's recommendations.
6. Correspondence from Bennett Grieve LLP received and filed.
7. Council resolved to hold a Special General Meeting on 8 December 2026 and to instruct counsel to prepare a full replacement set of bylaws for consideration at that meeting, together with resolutions respecting a vibration bylaw and a special levy.
8. Maintenance Report received with thanks.
9. Meeting adjourned at 9:20 p.m.

CHAPTER VII

SPECIAL GENERAL MEETING

8 December 2026

THE OWNERS, STRATA PLAN NW 2214

NOTICE OF SPECIAL GENERAL MEETING

Tuesday, 8 December 2026 · 6:30 p.m. · Unit 4

BUSINESS

RESOLUTION 1 — $\frac{3}{4}$ VOTE

BE IT RESOLVED that the bylaws of The Owners, Strata Plan NW 2214 be repealed in their entirety and replaced with the bylaws attached hereto as Schedule "A" (61 pages), and that the same be filed in the Land Title Office.

RESOLUTION 2 — $\frac{3}{4}$ VOTE

BE IT RESOLVED that Bylaw 12 (Vibration) as set out in Schedule "A" be adopted.

RESOLUTION 3 — $\frac{3}{4}$ VOTE

BE IT RESOLVED that the Strata Corporation raise a special levy in the amount of \$34,000, to be contributed by the owners in proportion to unit entitlement, for the purpose of obtaining a structural review of the slab-on-grade as recommended in the depreciation report dated 4 November 2026.

Schedule "A" attached (61 pp.). Proxy appointment form attached.

—
(reverse of proxy form)

RESOLUTION "A" — $\frac{3}{4}$ VOTE

BE IT RESOLVED that the Strata Corporation be exempt from the requirement to obtain a depreciation report for the fiscal year following.

(Note: form provided for owner convenience.)

Sixty-one pages of bylaws went out to sixteen owners on the 18th of November.

I did not read them.

There is no version of this in which I come out well. I had a stack of blades and I had lost two more customers.

Jas reads the documents in our house. That is the arrangement and it has been the arrangement since March. She was on page 74 of the depreciation report with the legal pad out, and she was on it for another ten days after that, and the notice package arrived as a 61-page attachment on top of the eighty-nine she was already inside.

Two documents. One reader. She was on the other one.

I looked at the three resolutions on the first page and I saw Bylaw 12 and I thought: fine. New bylaws. We need the vibration one.

I am the one man in that building who had learned, that year, at his own expense, exactly what happens to a person who does not read the documents.

I did not read the documents.

Resolution 1 — Bylaw Replacement

Counsel prepared them. Counsel is Bennett Grieve LLP.

Bylaw 14 concerns **pets**, and provides that no owner shall keep more than one dog and one cat in a strata lot.

Bylaw 19 concerns **balconies**, and provides that nothing shall be stored on a balcony that is visible from the street.

Bylaw 22 provides that **barbecues shall not be operated on common property** except in designated areas.

Bylaw 30 provides that **no laundry shall be hung from any window, railing or balcony**.

We are a light-industrial strata in Port Kells. There are no balconies. There are no windows that open. There is a machine shop, a deburring outfit, two importers, a sign company, a place that makes commercial kitchen extraction hoods, and me. The nearest laundry is at the shop across 88th and it is a rag bin.

A man in the fourth row asked whether the barbecue bylaw applied to the smoker that the sign company runs in the alley every June for the customer appreciation thing.

We spent eleven minutes on it.

I timed it. It is the same eleven minutes we spent on the gate motor, and the same eleven I sat in my truck, and I did not think that was funny at the time and I do not think it is funny now, and I have put it in anyway because it is what happened.

The Conscience-Keeper said he would be voting against Resolution 1.

He said the bylaws had not been reviewed by council, that they were a residential template, that no owner in the room had read them, and that counsel who prepared them is acting for the owner of Strata Lot 10 in a matter presently before this corporation.

He said the last part once. He did not press it.

Somebody said we'd been through this and it was December.

Resolution 1: Carried. 15 in favour, 1 opposed.

Nobody has read Bylaw 8.

8. ALTERATIONS TO COMMON PROPERTY

(1) An owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or to common assets.

(2) An owner who has obtained approval must agree in writing to take responsibility for any expenses relating to the alteration.

(3) **An owner who makes an alteration to common property without approval is responsible for the cost of restoring the common property to its former condition, and for any resulting damage, loss or expense to the Strata Corporation.**

Nobody has read Bylaw 24 either.

24. FINES

The Strata Corporation may fine an owner or tenant a maximum of **\$200** for each contravention of a bylaw.

The old fine was \$50. That is what the van paid.

I voted for both of them. I voted for all sixty-one pages, because I wanted Bylaw 12, and Bylaw 12 was in the package, and the package was one vote.

Resolution 2 — Bylaw 12 (Vibration)

12. VIBRATION

An owner, tenant, occupant or visitor must not cause or permit vibration to be transmitted from a strata lot to any other strata lot or to common property in a manner that unreasonably interferes with the use and enjoyment of another strata lot.

Carried. 15 in favour, 1 opposed.

I had it. Five months, one dial indicator, a \$1,400 spindle inspection, eleven blades, four customers, a hearing about nothing, and a man in a pressed shirt who is leaving in June. I had my bylaw. It said what I needed it to say. It said it in one sentence.

And Twelve stood up, from the floor, after the vote, and said that the corporation would not be able to use it.

He said: a bylaw binds owners, tenants and occupants in respect of the use of a strata lot. This bylaw prohibits the transmission of vibration *from a strata lot*.

He said: the depreciation report at section 6.4 identifies differential settlement in the slab. The slab is common property. If the vibration is transmitted through common property, then the vibration is not transmitted from a strata lot within the meaning of the bylaw, and no owner or tenant has contravened it.

He said: the corporation cannot fine itself.

And Cheryl said, and I will give her this, that she thought a tribunal might take a broader view.

And he said: it might. That is a thing we would find out at a hearing that costs us money we have voted, tonight, not to raise.

He sat down.

Nobody had asked him before the vote. He had not offered.

I have thought about whether that is a cruelty and I have decided that it is not, and that deciding it is not is somehow worse. He was not asked. He answers what he is asked.

Bylaw 31 — Surveillance Equipment

(Now Bylaw 33 in the replacement set. It went through with Resolution 1.)

Sixteen in favour. None opposed.

Three years. Five deferrals. Two break-ins. Forty seconds.

The All-Seeing raised his hand with everybody else and did not say anything, and I do not know what I expected, and he provided the September footage to Cheryl in the morning.

The roof

The Allfather spoke for six minutes about the roof.

It was not on the agenda. There was no agenda item it could have gone under. It is a special general meeting and the business of a special general meeting is the resolutions in the notice, and everybody knows that, including him.

He talked about the ponding at the low corner and about Figure 14 on page 31 and he said that the report gives the membrane nought to two years.

Somebody asked whether it was in the budget.

He said no.

Resolution 3 — Special Levy

\$34,000, for the structural review. Divided by unit entitlement.

Ours is 68 of 947. That is \$2,441.

I could find \$2,441. That is the thing. It would have hurt and I could have found it.

The vote was by ballot, because Cheryl said a levy should always be by ballot.

Sixteen votes. Eleven owners present, five by proxy.

In favour: 9. Opposed: 7.

A $\frac{3}{4}$ vote requires twelve.

RESOLUTION 3 IS DEFEATED.

Three of the seven have never been inside the building. One of them, the owner of Unit 10, is in Calgary, and voted through counsel. One of them wrote to Cheryl the week before to ask whether the structural review was *required by law*, and Cheryl answered honestly, which is that it is not.

The depreciation report is required by law. The thing the depreciation report tells you to do is not.

The Chaos-Weaver had five proxies.

I do not know how he voted them. The ballot was secret and Cheryl counted it and read out two numbers, and he was sitting three seats down from me with his phone face down on his knee, and when the numbers came out he did not react in any way at all, and neither did anybody else, because nine to seven is not close enough to be interesting.

If he voted all five in favour, it was fourteen to two against among the rest, and we were never getting to twelve. If he voted all five against, it was nine to two in favour among the rest, and we were still never getting to twelve.

Nine is not twelve. It is not twelve no matter who voted.

He never mentioned it. Nobody ever asked him. He is the reason there was a special general meeting at all, and he is the reason there were sixty-one pages of bylaws to vote on, and in the minutes of the 8th of December his name appears once, in the list of those present.

Tomasz

He came.

He is a tenant. Tenants may attend a general meeting only if the owner has assigned them the right to vote in writing, and his

landlord had not, and so he could not vote and he could not speak, and he sat on a stacking chair at the back with his folder on his knees.

He had the quote in the folder. I know he did, because it is the same folder, and he had it in October.

Isolation pads. Ten drums. \$1,400.

He is the one man who ever walked into that room offering to spend money on this building, and he was not allowed to open his mouth.

He stayed to the end. He shook the president's hand on the way out.

Adjournment

8:47.

I sat in the truck in the lot for a while.

The lights went off in Unit 4 and the Hand came out and tested the handle twice and got into his van and left, and then it was just me and the sodium light over the north gate and the shop across 88th, which was running something, because it always is.

Sixty-eight over nine hundred and forty-seven. I did it on my phone. Point oh-seven-one-eight.

Seven point one eight percent of every dollar this corporation ever spends.

Three hundred and ten thousand dollars in the next five years, before the slab, which is not in the number, because the slab has not been assessed, because we voted tonight not to assess it.

I went home. Jas was at the kitchen table.

Cheryl had emailed the result to all sixteen owners at 9:04, because Cheryl is good at her job, and it was 9:20, and Jas had the ballot count on the screen and the legal pad out.

She said: nine to seven.

I said yes.

She said: what do you need.

I told her about the bylaw. I told her we got it and that it was no good and why, and I told her about the levy and about the slab and about page 52 and about *not assessed*, and I talked for a long time, longer than I have talked to anybody about any of this, and she sat there with the pen down and listened to all of it.

And when I had finished she asked her question again, because I had not answered it.

She said: what do you need.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF SPECIAL GENERAL MEETING

Tuesday, 8 December 2026 · Unit 4

PRESENT: 11 owners in person; 5 by proxy. Quorum confirmed.

RESOLUTION 1 (bylaw replacement, Schedule "A") — **Carried, 15–1.** To be filed at the Land Title Office.

RESOLUTION 2 (Bylaw 12, Vibration) — **Carried, 15–1.** An owner commented from the floor on enforceability. No motion arose.

RESOLUTION 3 (special levy, \$34,000, structural review) — **Defeated, 9–7.** A $\frac{3}{4}$ vote was required.

Meeting adjourned at 8:47 p.m.

CHAPTER VIII

CIVIL RESOLUTION TRIBUNAL

January – May 2027

**CIVIL RESOLUTION TRIBUNAL
DISPUTE NOTICE**

Dispute number: ST-2027-000431

Date issued: 9 March 2027

Applicant: D. Sanghera, Owner, Strata Lot 9

Respondent: The Owners, Strata Plan NW 2214

Contact person for the respondent: [Owner, Strata Lot 12], Strata Council

THE APPLICANT'S CLAIM

The applicant says the respondent strata corporation has failed to repair and maintain common property, namely the concrete slab-on-grade beneath Strata Lots 8, 9 and 10. The applicant says the slab has settled differentially, that vibration is transmitted through it, and that as a result the applicant is unable to hold the tolerances required by his business.

The applicant says the strata corporation obtained a depreciation report dated 4 November 2026 which recommended a structural review of the slab, that a resolution to fund that review was defeated on 8 December 2026, and that no review has been obtained.

The applicant asks the tribunal to order that the respondent:

1. obtain a structural review of the slab-on-grade by a qualified structural engineer;
2. carry out such repairs to the slab as that review recommends;
3. pay the applicant damages for lost income in the amount of \$61,400.

Filing fee paid: \$125.00

I used the Solution Explorer first.

It is a free tool on the tribunal's website. It asks you questions and gives you information based on your answers, and it is anonymous, and it says so at the top of the page.

I sat in my office on the 8th of January and answered its questions anonymously about a strata corporation of which I am a sitting council member.

Is the problem with common property? Yes. Has the strata corporation been told about the problem? Yes. Has the strata corporation obtained a depreciation report? Yes. Does the report recommend work that has not been done? Yes.

It told me that a strata corporation must repair and maintain common property, and that if it does not, an owner may make a claim.

I filed on the 11th of January. It cost \$125.

The depreciation report cost \$9,975. Bennett Grieve LLP charged Unit 10 for three pages in September. The tribunal that can order a strata corporation to fix its building, with no limit on the amount, costs a hundred and twenty-five dollars, and you do it from a laptop, and you do not need a lawyer, and it was designed that way on purpose.

It is the best thing in this entire account. It is the one part of the machinery that was built by somebody who had thought about a man like me.

The contact person

A strata corporation in a tribunal dispute must have a contact person, and the contact person must be an authorized member of the strata council.

I am on the strata council.

I served the Dispute Notice on the corporation, which is to say on Cheryl, who forwarded it to council, which is to say to me, and I read my own claim in an email addressed to me among five people, four of whom were now the other side.

Cheryl asked what counsel we should instruct. Bennett Grieve LLP cannot act, because Bennett Grieve LLP acts for the owner of Strata Lot 10, and the Conscience-Keeper said so in one sentence in November and nobody listened and it turns out to have been worth more than anything else anybody knew.

She found a firm in Surrey. They quoted \$8,000 to defend a \$125 claim.

Council declined the quote.

Twelve said he would act as contact person, and would prepare the corporation's response himself, and that if council wished to instruct him otherwise he would step aside.

Council did not wish to instruct him otherwise. It was 8:40 on a Tuesday and everybody wanted to go home.

He paid the \$25 response fee out of his own pocket and submitted an expense claim for it at the next meeting, itemized, with a receipt, and it was approved without discussion.

It is the one expenditure this corporation approved all year without discussion.

The corporation cannot settle

There is a stage before the decision where a facilitator tries to get the parties to agree.

Mine ran from the middle of April. The facilitator was a woman named Kaur and she was patient and she was good at it, and she asked the corporation what it could offer.

And Twelve wrote back, and I have his letter, because the facilitator copied me on it, as she is supposed to.

The Strata Corporation is not in a position to make any offer involving expenditure.

The structural review recommended in the depreciation report is estimated at \$34,000. The Strata Corporation's contingency reserve fund stands at \$41,000. Council has resolved to recommend to the owners that the greater part of that fund be applied to site drainage remediation, which is the most urgent item in the report and which is not the subject of this dispute. That recommendation has not been put to the owners and no expenditure from the

fund has been approved.

A resolution to raise a special levy of \$34,000 for the purpose of the structural review was put to the owners at a special general meeting on 8 December 2026 and was defeated, 9 in favour to 7 opposed. It required a $\frac{3}{4}$ vote.

The strata council has no authority to commit the Strata Corporation to this expenditure. It cannot agree to do so at facilitation, and any such agreement would not bind the Strata Corporation.

The Strata Corporation does not dispute that the depreciation report recommends a structural review. It says only that it has no lawful means of agreeing to obtain one.

Every word of that is true.

The facilitation ended on the 14th of May.

I sat in the shop with that letter open on my phone for a long time. The corporation is not refusing. It is not stonewalling. It is not being run by bad men. It has no capacity to say yes, because saying yes costs \$34,000, and \$34,000 had been put to the owners as a special levy and needed twelve votes, and there were nine.

You cannot negotiate with a thing that cannot agree.

I read that letter perhaps forty times between May and June. Every sentence in it is true. It says that the corporation cannot lawfully agree to raise \$34,000 by special levy without twelve votes.

It does not say that a special levy is the sole route to \$34,000, and it does not say that \$34,000 must come from the owners at all. Those are different questions. Nobody had asked them.

The van paid.

Unit 13 remitted its \$50 fine on the 6th of January, by cheque.

It is the whole of what this corporation collected all year that it was not already owed in strata fees.

The drain

The Hand fixed the drain in my bay on the 4th of October.

He told me in June, at the AGM, standing in the parking lot, that it would back up in October and that he would get to it before it did. He told me again the same night when he locked up. And then he did it, on a Saturday, and he did not tell me he had done it.

I found out because it did not back up.

It is item 43. Item 44 is the north bollard, again. Somebody hits it every winter.

He is still doing them. He tabled a list at the January meeting and a list at the February meeting and he is a respondent in nothing and a party to nothing, and he does not know that the corporation considered whether to pursue him, because it did so in a closed session under item 6, and the minutes of a closed session are not distributed.

Item 42

Twelve disclosed it.

The corporation's evidence was filed on the 30th of April. It ran to sixty pages. It included the depreciation report, the minutes of every meeting from June 2026, the financial statements, and, at tab 14, the maintenance reports of the owner of Strata Lot 4, all of them, going back four years, photocopied, in his handwriting.

Item 37: *loading apron — crack at expansion joint, patched (3rd time)*.

Item 42: *unit 9 — crack thru from apron, chased & filled*.

I did not ask for them. I did not know they were in the corporate record. I would not have known to ask.

He put them in himself, in the respondent's own disclosure, because a party to a tribunal proceeding must not mislead the tribunal, and the corporation's position was going to be that it did not know about the crack, and the corporation *did* know about the crack, because it was written down and circulated to sixteen owners on the 3rd of September, and he had the email.

That document is the best thing in my case.

He handed it to me. He handed it to me because handing it to me was correct, and he did not say anything about it, and when I saw it in tab 14 I sat down on the stool at my bench and put my head in my hands, and I was not able to work out then, and I am not able to work out now, what I was supposed to feel about him.

The statement

The guy from four gave a statement. Twelve took it. It is one page.

I patched the crack at the loading apron three times. Once before 2019, once about two years after that, and once in August 2026. I patched the crack in Unit 9 in August 2026, the same weekend.

I did not get approval. Nobody asked me to get approval.

I did not get a permit.

I do not have dates or receipts. I used my own materials.

I have done the maintenance on this building for about twenty years.

He signed it.

There is a bylaw now — Bylaw 8, which came in with the sixty-one pages in December, which I voted for and did not read — that makes an owner who alters common property without approval responsible for the cost of restoring it.

Twelve advised council that the bylaw does not operate retroactively and that the corporation has no claim against him. He was right. Council closed the item.

Nobody said thank you. Nobody has ever said thank you. He was not in the room, because it was a closed session, and he was in his unit, and the lights were on.

The queue

I filed on the 11th of January.

The Dispute Notice issued on the 9th of March. Fifty-seven days. The tribunal's website says that due to a high volume of claims it can take several months for an application to be reviewed and a Dispute Notice issued, and it says it plainly, on the front page, and it is not hiding anything from anybody.

Response, twenty-one days. Negotiation. Facilitation, which ended on the 14th of May. Then evidence, then submissions, then a tribunal member reads the file and writes a decision.

Six to twelve months, they say. From filing.

I filed in January.

Tomasz's lease is up on the 30th of June and he is going to Port Coquitlam, to a slab poured in 2019, and the tumblers will go with him, and my floor will stop moving, and it will be four months too late and the drums were never the problem anyway.

The AGM is in June.

The roof has nought to two years.

I will probably win. I have read forty of these decisions now, in the evenings, and I think I will probably win, and I think the tribunal will order the structural review, and I think it may award me something.

In November.

Jas asked me again in January. She asked me in the kitchen, on the night I filed, with the receipt for the \$125 on the table between us.

She said: what do you need.

I said I need the slab looked at. I said I need thirty-four thousand dollars found, or twelve votes, or a tribunal to order it, and I said that I had just spent a hundred and twenty-five dollars trying for the third one.

She let that sit.

Then she said: that's what the building needs.

And she picked up the receipt and looked at it, and put it in the shoebox, because that is where receipts go.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 12 January 2027 · Unit 4

PRESENT: Council (5); Strata Manager.

3. Fine of \$50 (Strata Lot 13) received in payment.

6. Litigation (CRT). Council met in camera. The owner of Strata Lot 12 was appointed contact person for the Strata Corporation in dispute ST-2027-000431. An expense of \$25.00 (response filing fee) was approved. No further minutes of the closed session are distributed.

7. Maintenance Report received with thanks.

8. Meeting adjourned at 8:12 p.m.

CHAPTER IX

BUDGET

May – June 2027

THE OWNERS, STRATA PLAN NW 2214

COUNCIL MEETING — AGENDA

Tuesday, 11 May 2027 · 6:30 p.m. · Unit 4

1. Call to Order
2. Approval of Minutes — Council Meeting of 13 April 2027
3. Correspondence
4. Report of the Strata Manager — Form B requests (2)
5. **PROPOSED BUDGET, FY 2027–28** (*for circulation with AGM notice*)
6. Litigation (CRT) — ST-2027-000431
7. Bylaw 22 — Complaint — Strata Lot 5
8. Maintenance Report
9. Adjournment

Council did the right thing.

Nothing else in this account gives them any credit and they have some coming. Over four evenings in April and May, the Allfather and the Hand and the Conscience-Keeper and Cheryl and I built an honest budget.

Model 2, out of the report. Contingency contribution up to 22 percent of the operating budget. Roof Section 2 scheduled for the coming fiscal year. Insurance at the renewal number, which is up 31 percent. Drainage in the year after.

Strata fees up 41 percent.

Mine go from \$412 a month to \$581. Everybody's do, in proportion to unit entitlement, which is a fair way to do it and which I now understand.

We put it in a spreadsheet and Cheryl formatted it and it went out with the AGM notice on the 12th of June, and it is a good document. It is the first good document this corporation has produced since 1979.

And the president said, at the end of the fourth evening, with his hands on the folding table: they'll cut it in the room.

Cheryl said the budget passes by a majority.

He said he knew that. He said the budget can be amended by a majority before it is put to a vote, and that anybody can move an amendment from the floor, and that in nineteen years he has watched the roof line come out of the budget four times, by a show of hands, in under ten minutes.

Four evenings.

The listing

I listed Unit 9 on the 14th of April.

I did not tell council. I am not required to. I told Jas, and she said okay, and she got the shoebox out and started putting together what a buyer's lawyer would want, because she knew what a buyer's lawyer would want and I did not.

I wrote the listing copy myself, because the agent asked me to describe the space and I know the space.

Light industrial strata unit, 2,400 sq ft. Three-phase power. Drive-in loading. Clean, well-maintained complex, Port Kells. Quiet neighbours.

Jas read it at the kitchen table and put it down and looked at me. She said: that's the listing you bought.

I went and found it. It is on my laptop, in a folder called HOUSE, from March 2026.

Light industrial strata unit, 2,400 sq ft. Three-phase power. Drive-in loading. Well-maintained complex in Port Kells. Great neighbours.

The Form B

There was an offer on the 26th of May. It was a good offer. It was \$18,000 under what I paid and I would have taken it standing up.

Subject to review of strata documents. Everything is.

The buyer's agent requested a Form B. It is the Information Certificate under section 59 of the Act. It is a prescribed form, which means the corporation cannot change it, and it must be provided within seven days, and the corporation may charge \$35 and no more, plus copying at twenty-five cents a page.

Cheryl had it out in two days.

She is good at her job. She has been good at her job the entire time. She had it out in two days, complete, accurate, correctly attached, and it is the fastest anything has ever happened in this corporation, and it destroyed me.

FORM B — INFORMATION CERTIFICATE

(Strata Property Act, s. 59)

The Owners, Strata Plan NW 2214 certify the following information respecting **Strata Lot 9**:

(b) Monthly strata fees payable: **\$412.00**

(f) Amount in the contingency reserve fund, minus any expenditures already approved but not yet taken from the fund: **\$41,000.00**

(i) Notice given for a resolution not yet voted on requiring a $\frac{3}{4}$ vote, 80% vote or unanimous vote: **None.**

(j) Any court proceeding, arbitration or tribunal proceeding in which the strata corporation is a party, and any judgments or orders against the strata corporation:

Sanghera v. The Owners, Strata Plan NW 2214

ST-2027-000431 (Civil Resolution Tribunal). Active.

Applicant: the owner of Strata Lot 9.

Claim: failure to repair and maintain common property (slab-on-grade). Damages sought: \$61,400.

ATTACHED:

Bylaws and rules (61 pp.)

Current budget

Depreciation report dated 4 November 2026 (89 pp.)

Summary of insurance coverage

Fee: \$35.00 plus copying, \$37.75. Total \$72.75.

Item (j) is my name.

Item (j) is my claim, filed by me, describing my floor, in the corporation's own certificate, disclosed to my own buyer, and it is disclosed because the Act requires it to be disclosed, and it is disclosed accurately, and the information in a Form B is binding on the strata corporation in its dealings with a person who relied on it.

And attached to it, at the back, are eighty-nine pages, and page 52 of those eighty-nine pages says **the slab has not been assessed**.

The buyer's lawyer sent three lines.

Further to the strata documents. Our client will not be removing subjects. In particular we note the active tribunal proceeding at item (j) and s. 6.4 of the depreciation report. We consider the corporation's liability for the slab to be unquantified and unfunded.

There was a second offer, in the middle of June, \$46,000 lower. They asked for the Form B on the Monday and were gone by the Thursday.

I cannot sell my way out of this building. I cannot sell my way out because I told the truth about it, in a public forum, to a tribunal that publishes its decisions, and the corporation is required by law to hand that truth to every person who ever asks to buy from me.

The door is locked. I locked it. I locked it from the inside, in January, for \$125, and I would do it again, and that is the part I have not worked out.

The stripe

The guy from four repainted the parking stalls in the last week of May. Items 45, 46 and 47.

There is a white stripe on the pavement in front of my bay, and it stops six inches short of the door. It has always stopped six inches short of the door. I noticed it the day I bought the place and I have looked at it every working day for fifteen months and I have never asked anybody about it.

He was out there on his knees with a roller and a can of traffic paint and I went out and asked him.

He said there's a grate under there. Storm drain, ties into the line under the apron. You don't paint over a grate. You can't see it when the paint's fresh but you'll want to find it in November.

I said nobody's ever told me that.

He said nobody's ever asked.

The parking lot

I asked Twelve, after the May meeting, standing by his car.

I said: if I withdrew the claim, would the corporation still have to fix the slab.

He said yes. He said section 72 requires the strata corporation to repair and maintain common property, and that duty does not arise from my claim and does not end with it.

I said: will it, though. Will it fix it.

And he said: not unless somebody makes it.

He said it in exactly the voice he uses for everything else. He was not being cruel and he was not being kind. He put his folder in the back seat and got in and drove out through the north gate.

The smoker

The sign company in Unit 5 runs a customer appreciation barbecue every June. They put a smoker in the alley between the blocks and do brisket, and they have done it for eleven years, and everybody in the complex goes, and I have been to one.

Bylaw 22 provides that barbecues shall not be operated on common property except in designated areas.

There are no designated areas.

A written complaint was received on the 2nd of June. Council opened the section 135 process on the 9th: particulars, the bylaw

identified by number, notice that a fine of up to \$200 may be imposed, fourteen days to respond, a hearing offered.

It was done perfectly. Cheryl is very good at this now.

3 June

Jas had the Act open.

Not the report. The Act. She had gone from the eighty-nine pages to the sixty-one pages to the statute itself, in the evenings, after Fleetwood, at the kitchen table, and I had not known she was doing it because I had stopped asking what she was doing.

She said: come and look at this.

She had it on the Province's own website, on the page about strata finances, in plain language, and she read it out to me.

Money can come out of the contingency reserve fund by a **majority vote** — not a three-quarter vote — where the depreciation report recommends the expenditure and it relates to the repair, maintenance or replacement of common property.

The depreciation report recommends the structural review.

The structural review is repair and maintenance of common property.

The review is \$34,000. The contingency reserve fund is \$41,000, and nothing has been approved out of it, because the drainage was a recommendation of council and was never put to the owners.

A majority. Not twelve votes. Nine.

We had nine.

We had nine votes on the 8th of December in a room in Unit 4 with the proxy forms certified and the ballots counted, and we asked for a special levy, and a special levy needs a three-quarter vote, and it got nine, and it failed, and we all went home.

I brought it to council on the 8th of June.

I read it out. I had it printed. I put it on the folding table.

And Twelve looked at it, and he said: that is correct.

He did not say anything else about it. He asked Cheryl whether the resolution would need to be in the notice package, and she said yes, and he said it must be drafted as a majority-vote resolution for expenditure from the contingency reserve fund, citing the report, and she wrote that down.

Council resolved to place the following before the Annual General Meeting on 22 June 2027:

RESOLUTION 2 — MAJORITY VOTE

BE IT RESOLVED that the Strata Corporation approve an expenditure of up to \$34,000 from the contingency reserve fund for the purpose of obtaining a structural review of the slab-on-grade, as recommended in the depreciation report dated 4 November 2026.

He drafted it in about four minutes. It is ninety words.

In December, council instructed him to prepare a special levy resolution for a special general meeting, and he prepared a special levy resolution for a special general meeting, and it was correct, and it required a three-quarter vote because a special levy requires a three-quarter vote.

Nobody asked him whether there was another way.

He answers what he is asked.

THE OWNERS, STRATA PLAN NW 2214

MINUTES OF COUNCIL MEETING

Tuesday, 8 June 2027 · Unit 4

PRESENT: Council (5); Strata Manager.

4. Form B requests (2) fulfilled within the statutory period.
5. Proposed budget FY 2027–28 approved for circulation with the AGM notice.
6. **Litigation (CRT)** — facilitation concluded 14 May. Awaiting tribunal directions.
7. Complaint re: Strata Lot 5 (Bylaw 22). Notice of complaint issued under s. 135.
8. Council resolved to place before the Annual General Meeting a majority-vote resolution for expenditure of up to \$34,000 from the contingency reserve fund for a structural review of the slab-on-grade, as recommended in the depreciation report.
9. Meeting adjourned at 8:20 p.m.

CHAPTER X

THE ANNUAL GENERAL MEETING

22 June 2027

THE OWNERS, STRATA PLAN NW 2214

19388 – 88 AVENUE, SURREY, B.C.

NOTICE OF ANNUAL GENERAL MEETING

Tuesday, 22 June 2027 · 6:30 p.m.

Unit 4 (by kind permission)

AGENDA

1. Call to Order — Certification of Proxies — Quorum
2. Approval of Minutes of the Annual General Meeting held 23 June 2026
3. President's Report
4. Treasurer's Report — Financial Statements — **Approval of Budget (majority vote)**
5. **Consideration of the Depreciation Report dated 4 November 2026** (*required: Strata Property Act*)
6. **RESOLUTION 2 — MAJORITY VOTE**
BE IT RESOLVED that the Strata Corporation approve an expenditure of up to \$34,000 from the contingency reserve fund for the purpose of obtaining a structural review of the slab-on-grade, as recommended in the depreciation report dated 4 November 2026.
7. Old Business — Bylaw 22 (Barbecues) — Determination
8. Election of Council
9. Adjournment

PROXY APPOINTMENT FORM — attached.

I got there at 6:20.

The chairs were out. Thirty of them, four rows, and he had squared them and then squared the first three again because they had moved when he squared the others.

The Hand said hello. He asked how the blades were going.

I said they were going.

1. Certification of Proxies

The Chaos-Weaver had four.

He held them up in a fan and Cheryl took them and looked at them and said they were in order, and wrote something down, and nobody turned around.

I know how a proxy works now. I could explain it to you. It has never been a secret and it has never been a scheme and any owner in that building could have collected four of them any year they liked, and none of them ever did, and he does, every year, and nobody has ever asked him why.

2. Approval of Minutes

The Conscience-Keeper said the minutes of the 2026 AGM did not accurately record the President's Report.

He said the minutes state that the President's Report was received. He said the President's Report of 23 June 2026 included a statement that the roof section over units 5 through 8 was ponding at the low corner, that he had walked it in April, and that it was not in the budget. He said none of that appears.

Cheryl said the minutes summarize.

He said the minutes are the record.

Eleven minutes. The minutes were amended. There is now a sentence in the corporate records of this strata corporation, dated June 2026 and adopted in June 2027, which says that the president told us about the roof.

3. President's Report

The Allfather talked about the roof for six minutes.

It was on the agenda this year in the sense that item 4 contained a line for it, at \$186,000, and he did not talk about that, and he did not mention Figure 14, and he did not say anything about the depreciation report at all.

He said the section over 5 through 8 was the oldest and that he had walked it in April. He said the ponding at the low corner was the same as last April. He said he had told the owners in 2019 and in 2021 and in 2023 and last June and he was telling them again.

Nobody asked whether it was in the budget.

It was in the budget.

4. Approval of Budget

Strata fees up 41 percent. Roof Section 2, \$186,000. Contingency contribution to 22 percent. Insurance at the renewal.

Four evenings.

A man in the second row moved that the roof line be struck from the budget. He owns Unit 11 and imports flooring and I have never spoken to him.

He said we have just been told the roof has been ponding since 2019 and it has not fallen in, and that we are in a tribunal proceeding with an unquantified liability and this is not the year to be spending \$186,000 on a roof that has held for eight years, and that a 41 percent increase in strata fees would put two of the tenants in this building out of business.

That last part is true. I know it is true. One of them is a two-man machine shop in Unit 7 and I have seen their books, because the man who owns it asked me to look at them in April, when he heard I was selling.

The amendment carried on a show of hands.

The budget can be amended by a majority before it is put to a vote. The Act says so at section 103, subsection 4, and it says it in one line, and I have read it now.

Nine minutes.

The president voted against. It is in the minutes that he voted against, because he asked for it to be, and in nineteen years he has not asked for anything else to be recorded.

Budget carried. Strata fees up 9 percent.

5. Consideration of the Depreciation Report

The Act requires the strata corporation to consider the depreciation report at the annual general meeting.

Cheryl said the report had been circulated in November and was attached to the notice package again, and she asked whether anybody had any questions about it.

Nobody had any questions about it.

Ninety seconds.

6. Resolution 2

It carried.

Ten in favour. Six opposed. A majority. Cheryl counted the hands and read out the numbers and wrote them down.

The corporation will obtain a structural review of the slab-on-grade, at a cost of up to \$34,000, out of the contingency reserve fund, as recommended by the depreciation report, by majority vote of the owners, on a Tuesday evening in June, in twenty-five seconds.

Nobody clapped. There is no version of that room in which anybody would have clapped. It was item 6 and Cheryl went to item 7.

Ashgrove quoted ten to fourteen weeks in July of last year. The review will report in October. The tribunal will decide in November.

Tomasz left on the 30th of June. His drums are in Port Coquitlam on a slab poured in 2019 and I have his number and we have spoken twice.

My dial indicator has not moved since the 2nd of July.

Eleven blades. Four customers. Two of them are gone for good and the two mills in Langley have taken me back at half the volume, and half the volume does not cover the mortgage on a unit I cannot sell.

I won.

That is what happened. I have not been able to make it mean anything.

7. Bylaw 22

The sign company in Unit 5 was fined \$200 for operating a barbecue on common property.

The maximum fine under the old bylaws was \$50. It is \$200 under the bylaws we adopted in December, which I voted for, in a package of sixty-one pages, which I did not read.

The section 135 process was followed exactly. Particulars, the bylaw by number, notice of the possible fine, fourteen days, a hearing offered and declined. Cheryl has become very good at this.

Eleven years of brisket.

Everybody in that room has eaten it. The president has eaten it. I have eaten it. The vote to uphold the fine was carried without discussion, because council had already made the determination and the item was for information, and there was nothing to vote on.

8. Election of Council

Cheryl called for nominations.

Everybody became very interested in the paper in front of them. The paper is the agenda. They have already read the agenda.

The president was acclaimed. The guy from four was acclaimed. Twelve was acclaimed. Fifteen said he'd do it.

That left one seat, and there was a silence, and I did not say no.

I have thought about that silence more than anything else in this account. I had two seconds. I had the same two seconds I had last June, and I knew exactly what they were this time, and I knew precisely what was on the other side of them, and I sat there with my hands on my knees and I let them go by.

9. Adjournment

7:31.

The guy from four locked up Unit 4 behind everybody and tested the handle twice.

He said the drain in my bay would back up in October.

He said he'd get to it before it did.

THE OWNERS, STRATA PLAN NW 2214 MINUTES OF THE ANNUAL GENERAL MEETING

Tuesday, 22 June 2027 · Unit 4

PRESENT: 12 owners in person; 4 by proxy. Quorum confirmed.

2. Minutes of the AGM of 23 June 2026 approved as amended.

3. President's Report received.

4. The proposed budget was amended by majority vote to remove the roof replacement line (\$186,000). The budget as amended was approved. Strata fees to increase 9% effective 1 August 2027. The President requested that his vote against the amendment be recorded, and it is so recorded.

5. The depreciation report dated 4 November 2026 was considered as required by the *Strata Property Act*. No questions were raised.

6. **RESOLUTION 2 — Carried, 10–6.** The Strata Corporation will obtain a structural review of the slab-on-grade at a cost of up to \$34,000 from the contingency reserve fund.

7. Fine of \$200 (Strata Lot 5, Bylaw 22) upheld.

8. Council elected by acclamation: [Unit 2], [Unit 4], [Unit 12], [Unit 9], [Unit 15].

9. Meeting adjourned at 7:31 p.m.

Jas was at the table when I got in. She had the laptop open and the shoebox out, because it was a Tuesday and the invoicing goes out on the Wednesday.

I said it passed. Ten to six.

She said good.

She said: and the roof?

I told her.

She did not say anything for a bit. She put a page face down on the pile, which she does when she is going to come back to it.

Then she said: so what happens now.

And I said the review comes in October, and the tribunal decides in November, and after that it depends what the review says, and if the slab has to come out then it is a special levy and that is a three-quarter vote and we will not get twelve, and if it does not have to come out then they will patch it, and it will come back, and we will be here again.

She said: that's the building.

I said I know.

She said: what happens now.

And I sat down across from her and I did not have an answer, and she waited, and I want it on the record that she waited a long time.