

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-123

## Condo Smarts

Headline: The laws are clear if councils care to read

Topic: Procedures

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One Friday this month, a group of Vernon strata owners received a notice, out of the blue, for a special general meeting the following Wednesday.

The meeting was to involve a special levy for \$5,000 per unit for roofing. The owners were confused by this sudden notice. They were not aware of any vote to approve the amount of the roofer's contract; they had been given only five days' notice for the meeting, and they were told that if they could not personally attend they would have to send their proxies "as approved by the president of the council" to the meeting.

**Strata law:** Because strata legislation is self-regulating, it's up to the owners, councils and managers to obtain the correct information. There are currently almost 30,000 strata corporations representing more than one million strata-titled units in B.C. These corporations all need to maintain records, conduct meetings, maintain and repair buildings, supervise contractors, negotiate insurance, enforce bylaws and operate and maintain funds in the billions of dollars. Currently, there are more than 300 bulletins and publications that address building operations and property management, with more being added every week. Website – for example the Homeowner Protection office at [www.hpo.bc.ca](http://www.hpo.bc.ca) and CMHC at [www.cmhc-schl.ca](http://www.cmhc-schl.ca), as well as CHOA at [www.choa.bc.ca](http://www.choa.bc.ca). have extensive resources.

**Tips:** Knowledge is critical in the strata industry. The Vernon strata council upset the owners merely by acting in ignorance of the proper procedures. If council had consulted the Strata Property Act, they would have found information about notice periods, requirements for special levies and information regarding proxies.

**Event Notice:** CHOA hosts its annual one-day symposium this year on April 24 at the Metrotown Hilton. The symposium offers 12 separate workshops for owners, councils and managers. All the details and information are on the CHOA website, or email the office for a current update list of the publications and resources that are available with website links.

For more information on CHOA resources and benefits visit [www.choa.bc.ca](http://www.choa.bc.ca)  
or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@choa.bc.ca).

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