

Britannia Glen Co-operative Homes Inc.

Parking By-law

By-law #9

Date Approved by the Board of Directors: April 8, 1993

Date Confirmed by the Members: August 12, 1993

**Parking By-law
By-law #9**

This by-law contains the rules under which the Co-op provides and controls parking. The Co-op's Manager looks after the parking arrangements, such as applications, records, and enforcement.

ARTICLE 1 GENERAL

1.1

Right to Spaces

Each apartment household has the right to one parking space if available. It can park only a licensed vehicle which belongs to the household. The Co-op assigns parking spaces on a first-come, first-served basis. (Article 1.2 contains the only exceptions.)

1.2

Special Needs

The Co-op assigns spaces to suit the special physical needs of members, or members with special needs. There must be a doctor's certificate if there are special needs. Members with special needs will have priority.

1.3

Additional Spaces

The Co-op assigns second spaces monthly if they are available. It can re-assign them to households which need a first space.

1.4

Recreational Vehicles

The Co-op assigns spaces for parking snowmobiles, trailers, or other recreational vehicles on a monthly basis only. It can reassign spaces to households wanting a first or second space.

1.5

Employee Parking

Each non-resident, permanent full time employee can have one parking space.

1.6

**Space No Longer
Needed**

Members must tell the Co-op immediately if they no longer need a parking space.

1.7

Size of Vehicles

Vehicles which exceed the size of the parking space cannot have a parking space.

ARTICLE 2 REGISTRATION

**2.1
Providing
Information**

The Co-op keeps track of the owner and licence plate number of all vehicles parked at the Co-op. Members must give the information the co-op asks when they apply for a parking space. Members must tell the Co-op immediately if there are any changes in the information they gave to the Co-op.

**2.2
Parking Tag**

Members will receive a Co-op parking tag when their vehicle is registered. The parking sticker must always be visible through the front windshield of the vehicle.

ARTICLE 3 PARKING RULES

**3.1
Rules**

These rules apply to everyone:

- Members must respect all traffic control signs in the parking areas.
- Members and employees may park vehicles only in their own space.
- Members must not park in visitor parking spaces.
- Any vehicle parked in a "No Parking" area can be tagged and towed away at the owner's expense.

**3.2
If Rules are Broken**

If a member parks in someone else's space the Co-op will:

- send a written warning to the members the first time it happens,
- impose a fine of \$20 in the second time it happens,
- refer a third or additional violation to the Board for action. The Board may impose a further fine or take other action.

**3.3
Visitor Parking**

Visitors must park in spaces for visitor parking. Visitors' cars parked in members' spaces may be tagged and towed away at

the owner's expense unless the member and/or authorized staff or Board members has given permission in writing.

**3.4
No Sub-letting**

Members cannot sub-let parking spaces, except in a sublet agreement as the Co-op's Occupancy By-Law allows.

ARTICLE 4 USE AND MAINTENANCE OF PARKING SPACES

**4.1
Use of Spaces**

Parking spaces may be used only for parking vehicles.

**4.2
Repairing Vehicles**

There must not be any mechanical work or automotive repairs in the parking areas (except light repairs).

**4.3
Parking Properly**

Members must park in a way that does not interfere with the entry or exit of other vehicles.

**4.4
Keeping Area Clean**

The Co-op is responsible for the maintenance, repair and regular cleaning of its parking areas. All members should help keep the parking areas tidy.

**4.5
Washing Vehicles**

Members may wash their vehicles in their own parking spaces.

ARTICLE 5 PARKING CHARGES

(if applicable)

**5.1
Setting the Charges**

The Co-op reviews parking charges annually at the time the budget is prepared. The Board of Directors recommends charges to the members.

**5.2
Charges Due**

Parking charges are due at the same time as housing charges.

ARTICLE 6 WAITING LISTS

**6.1
Priorities**

A waiting list is set up when all spaces are taken. The waiting list follows a first come first served basis. A member asking for

a first space has priority over a member asking for a second space. A member asking for a second space has priority over a member asking for a space for a recreational vehicle.

6.2

Types of Waiting Lists

There are separate waiting lists for indoor and outdoor parking spots (if applicable).

6.3

Reassigning Spaces

When it is necessary to reassign a space to allow a member a first space, this is the order of priority:

1. spaces for recreational vehicles,
2. second spaces (priority based on length of residency in the Co-op)

PASSED by the Board of Directors and sealed with the corporate seal of the Co-op on (date). *April 8/93*

John Ferguson

President
c/s

Aune Beggs

Secretary

CONFIRMED by at least two-thirds of the votes cast at a General Meeting of the Members on (date). *August 12/93*

John Ferguson

President
c/s

Aune Beggs

Secretary

Britannia Glen Co-operative Homes Inc.

Spending By-law

By-law # 10

Date Approved by the Board of Directors : Thursday June 10, 1993

Date Confirmed by the Members: August 12, 1993

Article 1: Operating Expenses

- 1.01 The occupancy By-law says that each year the members will approve an operating budget for the next fiscal year. The board has the authority to spend the operating funds of the co-op in each fiscal year up to the amount of the complete operating budget.
- Unless the members decide otherwise at the time of budget approval, the board can use a surplus in one category of expense to offset a deficit in another category within the budget.
- 1.02 Individual members and committees of the co-op may not authorize expenditures or otherwise make financial commitments on behalf of the co-op unless the board has given them explicit authority to do so.
- 1.03 The board may delegate authority to spend funds to the staff of the co-op within the limits it sets. The board may also delegate spending authority to committees for a specific expense or type of expense within the limits it sets.
- 1.04 No person may initiate or approve any expense or purchase where that person has any conflict of interest in the matter.
- 1.05 The board may feel that there should be a change in the total operating expenses and/or housing charges during a fiscal year. If so, the board must call a special meeting of the members to consider the change. Procedures are set out in the Occupancy By-Law.

Article 2: Budget Control

- 2.01 The board will receive a monthly budget control report. The report will compare budgeted income and expenses to actual income and expenses.
- 2.02 The board will receive a written budget review at least every three months. This report will:
- Compare budgeted income and expenses to actual income and expenses
 - Show the projected income and expenses for each category in the budget for the rest of the year
 - Provide a written explanation of any projected actual surplus or deficit.

Article 3: Capital Expenses

3.01 The board must prepare a capital budget if it is planning capital expenses. The budget will be presented to a meeting of the members for approval. The capital budget must show:

- The proposed capital expense(s)
- The proposed source of funds, and
- The impact of the proposed expenses on the co-op's current and future operating budgets.

The board must follow the procedures set out in the *Occupancy By-Law*

3.02 Members' approval of the capital budget will authorize the board to spend the co-op's funds for capital expenditures for the purposes and from the sources specified, to a maximum of the total expenditures in the budget.

3.03 The board must directly approve contracts and other documents that commit the co-op to spend significant amounts of capital funds. The board can delegate authority to the staff to spend lesser amounts. When the board delegates authority, it must set limits on the amounts staff may spend and give any specific directions relating to the expenses that it considers appropriate.

3.04 No person may initiate or approve any capital expense or purchase where that person has any conflict of interest in the matter.

Article 4: Emergency Expenses

4.01 Emergency expenses are those expenses the co-op must make immediately because a delay will

- Risk property damage, or
- Endanger the safety of persons or property, or
- Disrupt essential services to members (for example, light and power, heat, hot water, refrigeration, cooking).

4.02 The board can authorize any unbudgeted emergency expenses on the co-op's behalf without further authority from the members. The board may delegate authority for emergency expenditures to the co-op staff or to any other persons.

4.03 All unbudgeted emergency expenses must be reported to the board. Significant unbudgeted emergency expenses must be reported by the board to the members.

Article 5: Fair, Open and objective business practices

5.01 The co-op will follow fair, open and objective business practices in all its purchasing and contracting. Its spending practices and awarding of contract must be consistent with the co-op's Conflict of Interest By-Law.

5.02 The following rules apply to all spending except for routine or non-discretionary expenses such as property taxes, mortgage payments, utilities and existing salaries (once a staff position and salary have been approved).

(a) Expenses under \$2,000.00

The board is not required to get written quotes for expenses under \$2,000.00, but must take a prudent approach to spending at every level.

(b) Expenses between \$2,000 and \$14,999

The board will get three written quotes before approving a discretionary expense between \$2,000.00 and \$14,999.00

The board may waive this requirement in cases where

- The co-op has used a particular supplies or contractor regularly, or participated in a bulk buying program, and
- Has found that their prices are competitive. The co-op must review the prices of regular suppliers and contractors at least every second year to see if their prices remain competitive. Where the co-op has a contract, the co-op must review prices at the end of the contract.

There will be no automatic renewal of any contract or Agreement.

(c) Contracts of \$15,000.00 or more

The board must get written quotes for contracts and agreements of \$15,000.00 or more. Contracts or agreements costing \$15,000.00 or more must contain a clause allowing the co-op to terminate the contract or agreement without penalty where there has been a breach of the co-op's Conflict of Interest By-Law.

5.03

Choosing a quote

When choosing a quote the board must:

- Consider the quality of goods and services to be provided, and
- Base its decision on written documents outlining resources, timing, cost and fees.

The board does not have to choose the lowest quote. It may choose another quote for reasons such as quality, experience and timing. If it does not choose the lowest quote, it must document the reasons for its choice in the minutes.

Article 6: Signing Officers

6.01 All cheques drawn on the co-op account must be signed by two officers of the Board of Directors, the President, Vice-President, Secretary and Treasurer.

The person responsible for preparing the cheques shall not also sign them.

PASSED by the Board of Directors and sealed with the corporate seal of the Co-op on March 23, 2005.

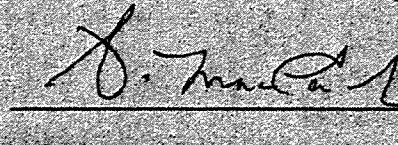


President

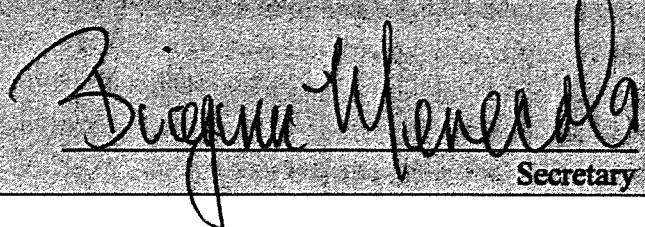


Secretary

CONFIRMED by at least two-thirds of the votes cast at a General Meeting of the Members on April 24, 2005.



President



Secretary