

COUNCIL MEETING MINUTES June 13, 2022

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

Amenity Room
14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2022/2023**

PRESIDENT

Sherry Baker - #106

SECRETARY

Joanne Purser - #515

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

FOR

CONTACT INFORMATION

AND MINUTES VISIT

www.14victoriahill.com

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

महती जानकारी विरल वरवे विसे वेले हिम एा एुरलवा वरवर

Attendance: David Brown, Sherry Baker, Christine Rowlands, Nick Shears

Regrets: Dustin Brisebois, Joanne Purser

1. The meeting was called to order at 6:35 p.m. with a quorum established.
2. Two new possible council members, Twyla Smith and Mike Henrey, attended and were introduced. It was noted that Joanne has also sold her unit so is soon leaving the council.
3. The agenda was reviewed and approved.
4. The minutes of the strata council meeting held May 9, 2022, were reviewed and approved.

5. Financial report

Sherry reported on the financial statements up to May 31, 2022. The electricity is again higher than usual because Onni has not yet paid the invoices for usage in May for the sewage pump. They have paid for February, March and April (with persistent follow-up). The City of New West has said they are working on separating the electricity for this pump from our building.

6. Gardening

- The trees on the west side have been pruned.
- We have learned that the water restrictions this year allow us to use sprinklers to water the grounds once a week for a total of two hours (4 am-6 am on Saturdays). To prioritize the trees and plants getting enough water, we will focus irrigation there (i.e. instead of just watering grass). Gardens for units on the ground floor may be watered by hand with the hoses by owners.

7. Maintenance

- Dryer duct cleaning has been scheduled for October. As cleaning each unit will take longer, it may take place over a few days. Notices will be posted closer to the date.
- Roof repairs will be scheduled with Design Roofing.

- Besco has attended and fixed the problem with the hallway HVAC system.
- We have gotten a quote to fix the garbage room fan (\$500-\$600).
- The non-functioning junction box has been covered with a 4/4 cover plate.
- The electrical box outside has been determined to connect to the outside lights. Nick will try to locate a cover for it. It was also suggested to put in some landscaping/plants around it to prevent future incidents with lawnmowers, as that's what hit it in the first place.
- A couple of the new gutters are leaking/overflowing. We will contact Well Hung to fix.
- Westside Pest Control has indicated they can handle the bird damage/deterrent problem. Dave will contact.

8. Correspondence and bylaw infraction letters

Reminder – if you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to victoriahill@shaw.ca with your name and unit number. You should receive a response in 48 hours.

- A bylaw infraction letter was sent to SL#30 for leaving a mattress in the garbage/recycling room (as determined by security camera footage). The mattress was left by the unit's door, where it remained until a 2nd letter was delivered, informing them a fee of up to \$280 might be charged by the city to remove it, plus a possible strata fine. The mattress was taken back by the residents, and they were able to have it removed for free. A warning letter will be sent to SL#30.

9. Distribution of duties for July-Oct

Due to vacations and strata council member changes, some duties will be distributed as follows for the next few months:

- Christine will be added as a signing officer at the bank.
- Sherry will look after the Onni electrical invoices when she returns, and will prepare cheques for some regular payments before leaving.
- Dave will have the strata cell phone and handle amenity/guest room rentals.
- Twyla will handle Form B and Form F requests.
- Nick will do the strata fee deposits.
- Christine will handle bylaw infraction letters and correspondence.
- Security committee will look after FOBs and security camera monitoring.
- Ed (Don Baker's substitute building manager) will put up elevator pads when needed.
- Refundable bottles and cans will be collected and taken to Return-It depot by two young residents of the building, in return for the proceeds.

10. Other business

- With the registration from West Coast Title completed, bylaw documents to be updated and posted on website.
- With change of strata members, email account and office computer passwords to be updated.
- The next strata council meeting will be set for Thursday, September 8, 2022.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:20 p.m.

Submitted by Christine Rowlands.