

COUNCIL MEETING MINUTES January 10, 2022

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

via Google Meet
14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2021/2022**

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

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 पुरलवा वरवर

Attendance: David Brown, Dustin Brisebois, Sherry Baker, Christine Rowlands, Kirbee Parsons, Nick Shears

Regrets: Joanne Purser

1. The meeting was called to order at 6:37 p.m. with a quorum established. We welcomed a new strata council member, Nick Shears.

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held November 11, 2021, were reviewed and approved.

4. Financial report

Sherry reported on the financial statements up to December 31, 2021. Due to the insurance increase on October 1, this budget amount was over. There was a withdrawal from the CRF for patio repairs, as allocated by the vote at the SGM. Two of our GICs matured and were renewed in early January for a term of 5 years, in order to maximize the interest rate.

5. Gardening

There was nothing new to report for the gardeners, although due to the recent snowfalls, we thanked all the volunteers who have been helping with shovelling and salting the driveway and sidewalks.

6. Maintenance

- **Gutters:** The gutter replacement and cleaning were completed in early December.
- **5th floor leak and drywall repair:** A quote was received to repair the drywall, but it has not been done yet.

7. Budget for 2022-2023

Sherry prepared a draft budget for 2022-2023 for discussion. Along with increases in water/sewer, electricity and garbage (Metro Vancouver tipping fees) for 2022, we can anticipate

that the building insurance could significantly increase again. We also discussed whether the depreciation report needs to be updated to account for inflation and the current replacement cost of items. Measures to save operating costs and mitigate strata fee increases were discussed, and the budget will be reviewed further before being presented at the AGM.

8. **AGM date and format**

The province of BC has extended the ability to hold strata meetings electronically through to December 31, 2022, so we will again hold the AGM via Zoom. After discussion, it was decided to set the date of the AGM for Monday, March 28, 2022, at 6:30 p.m. Meeting notices with the login information, agenda and resolutions to be voted on will be prepared and distributed at least three weeks in advance of the AGM date, as per the Strata Property Act.

9. **Recycling webpage**

Following discussion at the community information meeting on December 7 and in consultation with the volunteer recycling team, Christine drafted a new webpage with information and tips on using our recycling and garbage room and where to get rid of or donate unwanted items. There were no further changes requested on the webpage, and it will be posted on the 14victoriahill.com website along with the minutes and other updates soon.

10. **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 complaint was received from SL#2 about loud “banging” noises allegedly coming from the unit above. A bylaw infraction letter was sent to SL#9.
- A complaint was received from SL#35 about noises such as “slamming doors” etc. late at night. A bylaw infraction letter was sent to SL#52; but upon further communication, they determined the upper unit was not the source of the noise, and it could possibly be coming from the unit below. No further action has been taken for now.
- A bylaw infraction letter was sent to SL#47 about items being left in parking stall #58.

11. **Other business**

The next strata council meeting will be scheduled for February 14, 2022 (second Monday of the month).

12. **Adjournment**

With no other business to discuss, the meeting was adjourned at 7:22 p.m.

Submitted by Christine Rowlands.