

## COUNCIL MEETING MINUTES – February 6, 2023

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

Christine Rowlands - #411

### AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

### FOR

### CONTACT INFORMATION

### AND MINUTES VISIT

[www.14victoriahill.com](http://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

ਗੁਰੀ ਜਲਦਗੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

**Attendance:** David Brown, Sherry Baker, Christine Rowlands, Mike Henrey, Nick Shears, Twyla Smith

**Regrets:** Dustin Brisebois

1. The meeting was called to order at 6:37 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held January 9, 2023, were reviewed and approved.

### 4. Discussion of presidency and distribution of duties

We discussed how we can delegate some of the tasks Sherry is currently doing:

- Mike will take on managing the FOBs.
- Nick will help with deposits.
- Christine and Twyla will look after correspondence, infraction letters and notices.
- Twyla will also handle renovation requests/approvals.

### 5. Financial report

The financial statements up to January 31, 2023, and proposed budget were presented.

- We expect to have an operating surplus for the year; a vote will be presented at the AGM to approve rolling this over into the new 2023/24 budget.
- We currently have two five-year term GICs on the CRF at 1.5%. We'd like to check if it's feasible to withdraw them and reinvest at the current higher interest rates (4.5–5%).
- The recent provincial government announcement was also noted, requiring stratas to contribute 10% of their maintenance fees to the CRF as of November 2023. We currently allocate about 11%, so this will not be a change for our strata.

## **6. Gardening**

- The gardeners have submitted their pricing for this year, including a 4.5% increase (which is under the CPI of about 6%).
- The gardeners also made suggestions for replanting and moving shrubs and plants around. We'd like to ensure they include more drought-resistant landscaping and plants.

## **7. Maintenance**

- There appears to have been a leak into a 4<sup>th</sup> floor unit through a decorative “planter box” feature on the exterior of the fifth floor, caused by freezing/raining weather cycles. We've been quoted \$7,000–\$10,00 to fix (including costs for hooks/fall protection and/or lift to access the area). However, this work could also be combined with roof replacement work for cost efficiency. As the need for a fix is not urgent, we will wait for the results of the roof inspection to decide whether to go ahead with this repair, or include with the larger project. (There are several similar “planter box” features on the fifth floor.)
- SL46 reported that a technician broke the inside frame of the doorway to their unit. As this is inside the unit, the owner and/or their condo insurance is responsible for the repair.
- Bridgenet/Novus has installed the connection for fibre optic from the street. They would like to hold a sign-up/information session for interested residents; this will be scheduled.
- The resurfacing treatment for the lobby floor has been booked.

## **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](mailto:victoriahill@shaw.ca) with your name and unit number. You should receive a response in 48 hours.

- SL57 wrote to ask to renovate a pocket door in their unit – approval letter to be sent.
- SL13 wrote to ask permission to get a second small dog (under the bylaw for approval of additional pets) – this was approved.
- SL51 would also like permission to get a dog (again) in addition to their current cat – this was approved.
- A bylaw infraction letter was sent to SL56 due to smoke/smells being reported by SL55 and 57; however, SL56 denies being the source of any smoke. Other neighbouring units have been canvassed to try to find a reasonable source or explanation, but none have been identified. We'll continue to monitor the situation.

## **9. AGM**

- The meeting package, including the budget, has been reviewed and proofread. It will be printed and distributed in mid-February.

## **10. Other business**

- Orkin has added mousetraps to the storage area.
- The next meeting will be the AGM on March 6, 2023, in the amenity room.

**11. Adjournment**

With no other business to discuss, the meeting was adjourned at 7:50 p.m.

Submitted by Christine Rowlands.