

COUNCIL MEETING MINUTES Monday, February 3, 2020

14 ROYAL AVENUE EAST- BCS 1676

LOCATION:

7 p.m. – Amenity Room
14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2019/2020**

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

SECRETARY

Ken Young - #512

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

John Verchomin - #414

Dustin Brisebois- #101

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AND MINUTES VISIT**

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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

सुधी नसतयती विरथा वरवे विमे वेहे तिम दा छुसेवा वरवार

Attendance: Ken Young, Dustin Brisebois, Sherry Baker, Dave Brown, John Verchomin, Christine Rowlands, Kirbee Parsons

Regrets: none

1. The meeting was called to order at 7 p.m., with a quorum established.
2. It was moved by Dave, seconded by Ken and approved to adopt the agenda prepared by Sherry Baker.
3. It was moved by Dave, seconded by Ken and approved to adopt the minutes of the November 25, 2019, meeting.
4. **Financial report**

The purpose of the meeting was to review the proposed budget for 2020/2021, which is to be presented at the upcoming AGM on March 18, 2020.

Sherry presented two budget scenarios for consideration, both of which account for projected increases in building insurance premiums in 2020 (our insurance renewals are in October, while our financial year is from February to March) and our maintenance costs.

We expect that strata fees will have to increase to cover the expected increases in insurance and other costs such as landscaping, waste management, elevators, water/sewer etc.; however, due to the fact that we haven't had any insurance claims, we expect our costs will not rise as much as many others in BC.

There was discussion of what funding was required for both scheduled maintenance and ongoing projects such as interior painting, repairs (i.e. decks, windows, sprinkler system) and anticipated replacements per the depreciation report.

It also discussed whether we should adjust the fees for renting the amenity room and guest suite. Council feels that, in light of the fact that these fees have been the same since 2006, it would be reasonable to increase the fees from \$45 for the amenity room and \$45/night for the guest suite to \$60. The \$250 damage deposit would remain the same. It was decided to include these new fees in the budget proposal.

Regarding the interior painting, some residents have expressed concerns about the progress of the project and asked if hiring contractors is possible. We had requested prices for the project, the median quote for which was about \$45,000. It was decided to propose a vote on a special levy for the painting at the upcoming AGM.

5. Adjournment

With no other new business, the meeting was called for adjournment at 8:15 p.m.

Submitted by Christine Rowlands

Addendum:

After the meeting, we received another quote from a painting company for completing the project. The company was recommended by a resident, and the quote was about \$16,000, significantly lower than expected. It was proposed that this amount could be absorbed into the repairs and maintenance budget for 2020/2021 and thus not require a special levy in addition to strata fee increases.

A meeting package will be distributed well in advance of the AGM with the proposed budget and explanation of increases in costs and fees.