

COUNCIL MEETING MINUTES – December 5, 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

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

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 ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: David Brown, Sherry Baker, Christine Rowlands, Dustin Brisebois, Mike Henrey, Nick Shears

Regrets: Twyla Smith

1. The meeting was called to order at 6:32 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held November 7, 2022, were reviewed and approved.

4. Financial report

- The financial statements up to the end of November were not available at the meeting; they will be distributed as soon as possible afterwards.
- Maturing GICs (about \$200,000) for the contingency fund have been renewed for 100 days at 3.15% interest.
- We have been notified of a 7% increase in garbage tipping fees for 2023 from Metro Vancouver.

5. Gardening

- We'll be asking the landscaper for a proposal for replacing plants and shrubs in the spring.

- There has not been a quote yet for any COL increases in our landscaping contract.

6. Maintenance

- The quote for parkade cleaning was for \$2,600. This is yet to be scheduled.
- A drone inspection of the roof for further areas of exposed vents/leaks was postponed by the recent snowfall; this will be rescheduled.
- Bridgenet/Novus were also scheduled for installation, but also delayed due to snow.
- Thank you to volunteers who helped with snow shoveling.

7. 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 request from SL36 was received to use the amenity room for some regular appointments on a weekday; this was approved.

8. Christmas party

- The annual holiday party will be held on Saturday, December 17; all are welcome. Notices will be put up, and we will provide refreshments/snacks (to be paid from refundable bottle fund.)

9. AGM

- After a discussion of dates, we will hold the next AGM for March 6, 2023, at 6:30 pm.
- BC strata regulations now allow for virtual AGMs and SGMs to be held; whether the meeting will be virtual or in person is TBD.
- The meeting package will need to be distributed in mid-February.

10. Other business

- We received 36 maintenance surveys back (out of 72 units). Dustin will tabulate the answers and report back on the results for the next meeting.
- BC passed amendments to the *Strata Property Act* in November such as removing the ability of stratas to restrict rentals and allowing electronic participation in official strata meetings. Mike will review these changes and summarize at the next council meeting.
- The next strata council meeting will be set for Monday, January 9, 2022.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:05 p.m.

Submitted by Christine Rowlands.