

**COUNCIL MEETING MINUTES Tuesday, July 18, 2017
14 ROYAL AVENUE EAST– BCS 1676**

LOCATION:

7:00 p.m. – Amenity Room
#14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2017/2018**

PRESIDENT
Bob Logan #305

TREASURER
Sherry Baker #106

SECRETARY
Christine Rowland # 411

BYLAWS

SECURITY

AT LARGE
Dave Brown #104
John Verchomin #414
Dustin Brisebois #101
Ken Young #512

FOR

CONTACT INFORMATION

AND MINUTES PLEASE 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

सुधी सूचना विरहा वरवे विमे वेले हिम चा सुनेबा वरबाप

ATTENDANCE: Bob Logan, Sherry Baker, Dave Brown, Dustin Brisebois, Kelly Smith, Ken Young

REGRETS: John Verchomin, Christine Rolands – Temporary leave

1) Call to order

The meeting was called to order at 7:00 p.m. A quorum was established.

2) Adoption of agenda

Following review of the agenda it was moved and seconded to adopt the agenda as prepared by the president, Bob Logan.

3) Adoption of previous minutes

Following review of the minutes of the strata council meeting held January 17, 2017 and the minutes of the AGM held March 21, 2017, it was moved and seconded to adopt the minutes.

4) FINANCIAL REPORT

Treasurer Sherry Baker presented the year-to-date comparative income statement up to June 30, 2017.

The report was accepted as submitted.

5) Gardening report

We have changed gardening companies and have a contract with Northwest Gardeners, which will result in a savings of approximately \$8,000.00 annually. Kore Irrigation have activated the garden sprinklers and made the necessary repairs.

6) Business arising from previous minutes

Parkade: The two unlicensed vehicles have been removed by the owners.

Maintenance:

- The leak in the ceiling on the 5th floor has been repaired.
- The hallways on the 5th floor have been washed and taped to

prepare them for painting. All the hallways will be painted this year.

- Carpet cleaning will be done as the painting on each floor is completed.
- Curbs on the driveway have been power washed and painted.
- All the white railings, on the outside of the building, have been cleaned.
- The atrium above the front entrance has been cleaned.
- The parkade cleaning is scheduled for September 29, 2017.
- A rain cap has been installed on the unit heater on the roof. This unit heats the hallways.
- A new expansion joint has been installed in the duct work that delivers heat to the hallways.
- The main water regulator on the Domestic Water System has been cleaned and overhauled. This enables the regulation of pressure using the supplied adjustment.
- A designated 110 volt single phase outlet with a meter, at stall #108, has been installed. The owners of #206 will be invoiced monthly for the cost of the electricity. This building is not equipped for all electric vehicles.
- Exterior lights are not working properly and this is being worked on.
- The gutters have been cleaned. There is downpipe work that needs to be done between units #503 and #504. A company has been called and this work will be done. The gutters will be cleaned again in the fall.
- Windows will be cleaned in the cooler weather.
- Fire suppression system testing will be carried out at the same time as the dryer duct cleaning.

Power: We have billed Onni for the power to the sump for the last three months. There has also been no reply on the future plans for the operation of the pump. We have billed the Nurses Lodge for 9% of the power consumption.

7) New Business

Power Smart will be contacted to inquire about a rebate if the lighting system in the parkade is updated.

Notices were sent to all residents that had anything, besides their vehicle, in their parking stall. This was done as there can be a surprise visit from the fire department and the resulting fine will be invoiced to the offending unit.

The annual BBQ will be held on July 30, 2017.

8) Adjournment:

The meeting was adjourned at 8:30 pm.

Submitted by Sherry Baker, Treasurer

<p>Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.</p>
