

COUNCIL MEETING MINUTES Monday, November 25, 2019

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

**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

सुधी नोटवनी विना वरवे विमे वेहे हिम एा सुसेवा 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 pm, with a quorum established.
2. It was moved and approved to adopt the agenda prepared by Sherry Baker.
3. It was moved and approved to adopt the minutes of the August 20, 2019, meeting.
4. **Financial report**

Sherry Baker presented the YTD financial statement. We are over budget on some items such as insurance, dryer vent cleaning, fire protection and maintenance due to rising costs and doing a number of projects earlier in the year.

Our insurance provider BFL has notified us that insurance premiums are expected to rise about 25% next year, and may have future increases in coming years. We have not had any claims, but insurance costs are rising

due to the general costs of coverage across Canada.

Sherry analyzed some of electricity costs we were billing Onni on the cost of power for the pump, and found that Onni owes us about \$1,300. Onni has not paid this yet.

All units are currently up-to-date on strata fees.

5. Gardening report

The tree replacement project is now complete. Nine trees were removed and 18 trees have been planted around the property. We also added new topsoil to areas around the driveway, and grass seed will be added when feasible. The project went very smoothly and the invoice for the tree removal has been received.

6. Maintenance reports

Dryer duct cleaning – This was done as usual on November 4 and 5. It was recommended that we consider cleaning all ducts from both inside and out, rather than only cleaning 1st and 5th floor ducts from the inside. Owners on the first floor in particular have had problems related to the ducts, and Ken is getting a quote for having the filters and booster fans fixed on some of these dryer ducts, which travel some distance to the outside. This is something that all owners should consider; Ken will make a presentation at the next AGM.

Annual fire suppression inspection – This was done on October 28, 2019. All 72 units were inspected in one day and we got a very good result. However, there were four suites that need to replace batteries and/or replace smoke detectors, and a couple of issues with the butterfly fans that Ken is already aware of.

Power outage on October 11 – Although there was an unexpected outage on Friday October 11, Ken reported that the generator worked just as it should have and maintained power to the garage doors. There was a problem with the front door opening, which Ken is looking into.

Painting – Ken is working with Ian to try to get the hallway painting done, but is facing some time constraints. Council suggested looking into getting a quote for painting services to expedite the project (previous quotes have been about \$30,000-\$50,000). It was noted that one floor, the amenity room and lobby have been done. A special levy may be required; we will present details at the next AGM.

Ken also noted that the wall in the gym must be repaired before painting can take place there.

Flashing lights on garage doors – should be installed as soon as we receive the parts.

Windows – Ken is calling a contractor to give us a quote on repairing/replacing 3 cracked windows or seals in two units on the northeast side of the building.

Hose bibs – need to be turned off for the winter if they haven't already.

7. Upgrades to amenity room

With painting and the new bookshelves complete, the next stage of refurbishing the amenity is replacing furniture, especially the chairs. About 16 chairs are worn out, so Sherry Baker and Ann Ricci have priced some chairs from Costco at about \$100 each. Ron and Naomi Sadler have given the strata \$400, which could be used toward the project, toward a total of \$1,600. Council discussed a few of the options put forward and approved. Sherry has also located a good sofa and loveseat to replace the aging ones in the new year.

8. Newsletter

The next issue should be planned for December. Christine will seek content.

9. Correspondence from owners

We have received an email from nurse's lodge strata to ask about in putting in another outlet for EVs. Christine also requested adding an outlet to the bike locker to charge e-bikes, so Ken is going to look into it.

We received a letter from #312 about people leaving personal items in gym and/or "donations" of used or personal gym equipment. Some of these items are marked with owner's unit number etc. As these items are causing clutter in a common area, we will be putting a notice up asking people to remove their personal items or have it removed.

Some emails have continued to come from both #313 and #213 about dogs barking, noises etc. No further fines have been issued.

10. Date for 2020 AGM

The date for the annual general meeting is set for Wednesday, March 11, 2020.

11. Adjournment

With no other new business, the meeting was called for adjournment at 8:29 p.m.

Submitted by Christine Rowlands.