

**COUNCIL MEETING MINUTES Tuesday, January 17, 2017
14 ROYAL AVENUE EAST– BCS 1676**

LOCATION:

7:30 p.m. – Amenity Room
#14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2016/2017**

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

BYLAWS

SECURITY

Ted Yeadon - #417

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 वरबाए

ATTENDANCE: Bob Logan, Sherry Baker, Dave Brown, Ted Yeadon, John Verchomin, Dustin Brisebois, Kelly Smith, Ken Young

REGRETS: Christine Rowlands – Temporary leave

1) Call to order

The meeting was called to order at 7:30 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 council meeting held October 10, 2016 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 December 31, 2016.

We are in good shape so far this year. A discussion was held on which repairs and maintenance are still to be done prior to March 31, 2017.

There was discussion on the budget that will be presented at the AGM.

The contingency account is healthy, at \$301,623.33.

The report was accepted as submitted.

5) Gardening report

We are in the process of evaluating our existing landscape services contract. Quotations will be invited for the upcoming year from various contractors as a part of that process.

Kore Irrigation has drained the sprinklers that were installed by Onni between our property and the Lookout. In the spring they will program the battery operated controller and sync the watering schedule to correspond with ours.

A letter will be sent to Unit 102 requesting the Virginia Creepers that are growing on the columns of the building to be removed.

6) Business arising from previous minutes

Parkade: The truck in stall #75 has storage insurance in effect until March 31, 2017. A notice will be done regarding items being stored in parking stalls. If the fire department does an unannounced inspection and issues the strata fines, these fines will be billed to the appropriate unit.

Maintenance:

- The annual fire system inspection has been completed.
- The windows and gutters have been cleaned.
- The parkade cleaning will take place in late March.

Power: We have billed Onni for the power to the sump for the last three months. There has been no reply from Onni regarding the inquiry to the increase of power usage. 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

There is a leak in the 4" water line on the Fire suppression system. Mircom has been contacted to repair the Victaulic elbow that has leaking gaskets.

The water pressure on the domestic water system is dropping. The main strainer will be flushed and it may be necessary to have the regulator overhauled or replaced

Richmond Elevator was called when a resident was stuck in the elevator during the power outage. They did not call back or come out until after the power was restored. The New Westminster fire department attended and was able to open the elevator door. Obtaining a key to enable this to be done by a strata council member is being looked into.

A \$50.00 fine was received from the City of New Westminster for not having the sidewalk cleared of ice and snow prior to 10:00 am. We do not have a contract for snow removal. The volunteers from the building made it possible to keep the driveway and sidewalks passable.

The next AGM will be held on Tuesday, March 21 at 7:00 pm. Packages will be distributed 2 weeks prior to the meeting.

8) Adjournment:

The meeting was adjourned at 9:00 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>
