

**COUNCIL MEETING MINUTES November 11, 2021**

**14 ROYAL AVENUE EAST – BCS 1676**

**LOCATION:**

Amenity Room  
14 Royal Avenue East  
New Westminster, B.C.

**STRATA COUNCIL**

**2021/2022**

**PRESIDENT**

Sherry Baker - #106

**TREASURER**

Kirbee Parsons - #105

**SECRETARY**

Joanne Purser - #515

**RECORDER**

Christine Rowlands - #411

**AT LARGE**

Dave Brown - #104

Dustin Brisebois - #101

**FOR**

**CONTACT INFORMATION**

**AND MINUTES VISIT**

**[www.14victoriahill.com](http://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

अनुवी नसलकरी विरल वरवे विसे वेले रिम एा एुरलका वरलरु

**Attendance:** David Brown, Dustin Brisebois, Sherry Baker, Christine Rowlands, Joanne Purser

**Regrets:** Kirbee Parsons

1. The meeting was called to order at 6:33 p.m. with a quorum established.

2. Following review of the agenda, it was moved and approved to adopt the agenda.

3. The minutes of the strata council meeting held October 14, 2021, were reviewed and approved.

**4. Financial report**

Sherry reported on the financial statements up to October 31, 2021. There was nothing new to report on the budget.

**5. Gardening**

The gardeners have been busy removing leaves around the property. They did make a note recently about encountering dog waste in the ground-level yards – owners must make sure to remove waste properly.

They are also not supposed to be cleaning up cigarette butts and litter in the rotunda area at the front of the building. We have received a donated cigarette receptacle for this area, which is frequently used by others besides residents of our building.

**6. Maintenance**

- **Gutters:** Black Tie is coming to clean gutters on December 3.
- **Gutter replacement:** We have gotten in touch with the owner of Well Hung, who apologized for the delays and has made a site visit. They have given us a new quote of \$26,000 for 6-inch gutters around the rooftop (does not include replacing gutters around 5th-floor balconies). We will also clarify if this includes the small section of roof on the structure

covering the stairs leading down to the P1 level. They are looking to schedule this work by end of year (i.e. in the next 6 weeks).

- **Security cameras:** Reliable Security came in to look at the cameras and security system. It is functioning, but there is concern that parts are becoming obsolete and we should consider replacement. It is not immediately needed, but we will request some quotes proactively.
- **Plumbing:** Sanitary lines in the parkade level were flushed out today. They were very clogged. One thing to note was that a lot of coffee grounds were found – these should be composted, not put down the drains. An information notice will be drafted and posted.

#### 7. **Other business**

- **Information meeting:** A draft agenda, logistics and date were discussed for the information meeting. It was noted that this would not be an official strata meeting and therefore minutes would not be taken. It is proposed to be a virtual meeting on December 7, 2021. An information notice and agenda will be prepared soon.

#### 8. **Adjournment**

With no other business to discuss, the meeting was adjourned at 7:10 p.m.

Submitted by Christine Rowlands.