

## COUNCIL MEETING MINUTES – April 17, 2023

14 ROYAL AVENUE EAST – BCS 1676

### LOCATION:

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

### STRATA COUNCIL

2023/2024

### 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](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

ਗੁਰੀ ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

**Regrets:** Dustin Brisebois, Twyla Smith

1. The meeting was called to order at 6:38 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the February 6, 2023, strata council meeting were reviewed and approved.

### 4. Financial report

The financial statements up to March 31, 2023 (fiscal year end) were reviewed.

- As expected, there was a \$24,000 operating surplus in the budget that was carried over to the 2023/24 budget, as approved at the 2023 AGM.

- The contingency fund is healthy; we've received more quotes for roof replacement targeted for spring 2024, and plan to keep much of the CRF in interest-earning GICs until needed.

### 5. Gardening

- We can do the repairs/replacement around the ground-floor patio of SL11 now that their renovations are complete. The cost to replace the patio retainers was included in the overall price for patio repairs last year, and there is an additional cost of \$595 to replace the drain rock retainer planks around the patio. The work will be done by Northwest Gardening.
- Northwest has also been doing some replanting on the banks above the driveway.
- The lawn facing Royal Avenue had been torn by crows/chafer beetles, but has now been repaired, at no cost, as part of the fibre optic installation in the same area.
- The gardeners have been finding some dog waste on the ground-floor lawns in the course of their work; pet owners in these units are reminded to make sure they pick it up.

## **6. Maintenance**

- Repairs to the “planter box” feature on the exterior of the fifth floor have been completed.
- Quotes for three more deck repairs on upper floors have been sought.
- Gutter cleaning is coming up. We’ve used Black Tie in the past (at a cost of about \$2,600), although it may be better to go with Well Hung for this service, even though it is more expensive (\$3,600), as they installed the gutters and may be better suited to fix any deficiencies. It was noted that this would be the first time the gutters have been cleaned since the installation. Council approved going with Well Hung for this service.
- Parkade cleaning was done last month. P1 was done well, although the job on P2 was less satisfactory, noting that the surface is different.
- Carpet cleaning is scheduled for April 18, including common areas, hallways and stairs.
- Fire alarm testing is scheduled for April 20 with DNS. We also recently had surprise inspections from the NWFD, which we did well at, but it’s a reminder that parking stalls should always be kept clear of extra items.

## **7. Telus Pure Fibre upgrade and Novus presentation**

- Novus would like to hold a sign-up/information session with interested owners on May 9. This will be in the lobby outside the Amenity Room.
- Novus is also requesting an access key/fob for servicing the building, which would be similar to what we provide other utilities and service providers.
- Telus has sent a design proposal for routing the fibre service from electrical closets to suites. One consideration is that suite access may be required, but we will confirm with Telus what their process would be.

## **8. 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](mailto:victoriahill@shaw.ca) with your name and unit number. You should receive a response in 48 hours.

- Emails were received from SL64 in regards to the emergency incident on March 30. The New Westminster Police were responding to an emergency call and the matter should be considered private.
- A bylaw infraction letter for noise was sent to SL52 on April 5. The resident responded in person to Sherry, but agreed to try to quiet down.
- Emails from SL19 were received, concerned that plants were being damaged by water and/or cleaning solutions from the patio above. The pictures attached to the email showed a bush with brown leaves, similar to other bushes around the common property that were original to the building and that have also been damaged over time by drought and weather. SL19 had also been given permission to add a few of her own plants on the common property adjacent to the deck, but it should be noted that strata is not responsible for personal items on common property.  
It is a general rule that residents should not allow water or liquids to drip onto a neighbour’s deck, and with gardening/patio season approaching, we will post a notice

reminding everyone to not let water drip and to inform your neighbours if you plan to wash your deck so that they can move their plants and other items away from the edge as well as warn them of additional noise from scrubbing the surface and/or using a powerwasher.

## **9. Other business**

- Mike brought forward the idea for “Amazon Key” which allows Amazon’s delivery people and contractors to access multi-unit buildings without having to buzz individual recipients. We can sign up to designate a virtual FOB in our system that drivers access to enter the building. It would require installation of a physical item in our entry system, similar to what Canada Post uses. It would allow people to get their deliveries made more easily when not at home, and may be more secure than buzzing in someone who says they’re from “Amazon.” Council approves looking into what implementation involves.
- BC’s new strata rules may involve a new Form B. Mike to check.
- Nick did a walk-through of the building and noticed a few maintenance items:
  - The 5<sup>th</sup> floor wall near the service vent seems to need repairs, including paint peeling (possibly due to water leakage).
  - Some lights by the elevator are out or very dim. We will seek a quote from Nightingale to inspect/repair. There is also a hallway light out by 304.
- The next council meeting will be on Monday, June 5, in the amenity room.

## **10. Adjournment**

With no other business to discuss, the meeting was adjourned at 8:10 p.m.

Submitted by Christine Rowlands.