

**COUNCIL MEETING MINUTES Thursday, February 22, 2018
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
Ken Young - #512

RECORDER
Christine Rowlands - #411

AT LARGE
Dave Brown - #104
John Verchomin - #414
Dustin Brisebois- #101

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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: Bob Logan, Ken Young, Dustin Brisebois, Sherry Baker, Dave Brown, John Verchomin, Christine Rowlands

Regrets: None

1. The meeting was called to order at 7:13 pm, with a quorum established.
2. It was moved and approved to adopt the agenda prepared by Bob Logan.
3. It was moved and approved to adopt minutes of the previous strata meeting on November 28, 2017.
4. **Financial report**
 - Sherry is preparing the budget to be presented at the upcoming strata AGM. Given the amount of maintenance work being done around the building, especially by Ken Young, it is proposed to increase the repairs and maintenance amount for 2018 and potentially hire some extra part-time help to help complete these jobs. We expect that these costs can be covered by adjusting the budget in other areas.
 - It is expected that we will be able to keep strata fees stable for 2018.
 - Ken Young has been added as a signatory on our bank accounts.
5. **Gardening report**
 - The large heritage tree has been pruned.
 - It was discovered that the evergreen tree next to it

is not a heritage tree. The evergreen tree's health was discussed, and whether to look into removal or replacement.

- Northwest Gardening has quoted for renewal for 2018, and Dave is working with them to determine if extra work is anticipated.
- Our rodent control contractor has recommended trimming bushes at the ground level and removing the ones directly adjacent to the building; Dave will discuss with gardening.

6. Business arising from previous minutes

Patio repairs – All carpentry work has been completed on the patio of 504. We are just waiting for better weather to install new flashings and apply the finish. The existing handrails were also found to be disconnected from the posts, so we have contacted Lindahl Aluminum, which supplied the original railings, to supply a quote to reconnect them.

The materials cost for the first deck in need of most repair is estimated to be about \$3,500 with labour supplied by Bob and Ken. This is a significant savings on a contractor's quoted price of \$10,400 plus applicable taxes for repairing two decks. There are a total of 13 decks on the 5th floor that will eventually need repairs and it is anticipated that we may need to hire a couple of labourers to assist Ken.

Roof – Since the previous work to reseal the joints around the vents, we have discovered additional leaks. We have ordered additional flashings to go around these vents, to be installed when weather permits. It was suggested that the repair may require Torch-on coating to ensure a more permanent seal. When the roof repair is completed, the ceiling repair and painting on the 5th floor can be completed.

Smoke alarms – As the original smoke alarms have a lifespan of about 10 years, it recommended that all owners replace them if they haven't already. The sensitivity of the original alarms to such things as cooking fumes is a known issue, and owners should not simply disconnect the equipment, as inspection has revealed in some suites. It was proposed that, as for the water heater replacement we undertook in the last couple of years, we offer owners the chance to sign up for a new smoke alarm and do a bulk purchase/installation for all interested owners in the building.

Fire suppression system – Mircom noted during the fire inspection last fall that 21 #5 and eight #10 fire extinguishers that need to be recertified or replaced. This must happen before our next inspection in November 2018. Bob estimated a cost of \$1,648 for replacing the extinguishers, which is generally cheaper than recertifying. However, Dustin has a contact in the fire suppression industry and has offered to check if the extinguishers can be recharged and recertified for less.

Electrical

- In December 2017, Bob sent a registered letter to Onni and the departments of power, water and sewer, and planning for the City of New Westminster to notify them that we want to disconnect our power from the pump station as of January 31, 2018. This

resulted in a meeting with all parties about the issue, including the fact that our power source is connected to a pump station that services several other buildings now and our power from this has increased 16-fold over time and pushes our electricity rate to Tier 2. We are now expecting a commitment in writing from Onni about what they plan to do to remedy this situation and hopefully reconnect the pump to the public grid within the next six months. It should be noted that we have been invoicing them for their fair share of the power consumption for many years.

- We have invoiced Strata BCS 2772 - Nurses Lodge, for its share of the fourth quarter power consumption and parkade maintenance for 2017.

Electric vehicles – When we are asked to prepare Form B for real estate firms who are selling suites in our building, we shall be adding a paragraph to state that we do not have charging stations for electric Vehicles in our parkade.

It is noted that for new residents who bought a suite and have an electric car, a charging station was installed in their stall, and they are being metered and charged for the power consumption. Given the growing number of all-electric vehicles in the province, it was tabled whether at some point we may want to look into adding charging infrastructure.

Lighting – We are in the process of changing to LED lighting in the hallways and stairwells and exterior lights which are expected to reduce the amount of electricity we are using and maintenance involved in changing lightbulbs and should give us a payback in about one year. We are also looking into motion sensors for the parkade lighting. Ken will give more details at the AGM.

Front door – Anne Belanger (#507) has requested to have our front door retrofitted with a powered opening mechanism that can be operated a person in a wheelchair. We received a quote from Tormax to provide and install an opening mechanism for the front door, at \$2,840 plus GST. This will also require work from Nightingale Electric to connect the 110 V power to the mechanism. It is unknown if grants are available to help cover the cost. As the expenditure is over \$2,000, it will need to be first approved by a resolution passed by a 3/4 vote at our next annual general meeting. Ms. Belanger has been invited to make a presentation at the upcoming AGM, and it will be voted upon by secret ballot.

Maintenance – Another issue that will have to be addressed is the caulked joints on the support columns for the patios (i.e. expansion joints at each level). We are obtaining a price for this to be done in the spring or warmer weather.

Garbage collection – With regard to the legal action with Super Save alleging breach of contract, we have made two offers for completion. The first was refused, and the second is currently with them. If this second offer is refused, we may have to go to court. It was suggested to seek help in resolving this matter from our current waste collection contractor, so we will investigate this course of action to try to resolve the matter.

7. New business

Annual general meeting – the date for our annual general meeting is set for March 28, 2018. Notices and meeting packages will be distributed two weeks in advance to all owners.

Smoking – A request was received from #507 to consider adding no smoking/no marijuana rules to our bylaws. It was discussed and determined that with the anticipated legalization coming soon, it is best to wait and see what the federal laws say about regulating use of marijuana on private property. It is noted that provincial laws already prescribe no smoking (tobacco, vapour, or otherwise) within 6 metres of all doorways, air intakes and open windows to any substantially enclosed public places in B.C, which can include building common areas.

Recycling theft – Someone has recently been stealing the bottles and cans that residents put in the bins to donate to charity. This is disappointing, and we shall be reviewing the signage in the recycling room to make it clearer that taking these bottles and cans is stealing from a fundraising effort of many years standing in our community. In addition, we shall look at changing from open bins to a cart with a locking lid to reduce the opportunity for further theft.

Parking and driveway safety – Residents have been observed overstaying the 15-minute limit in the loading zone at the front of the building, and speeding on the ramps. As our ramps are very narrow and curved, it would be easy for an accident to happen if due care is not taken to look for people or other cars crossing one's path. Some ideas explored include motion sensor lights to indicate if there is another car coming up or down a ramp, and/or speed limit signs.

8. Adjournment

With no other new business, the meeting was called for adjournment at 9:13 p.m.

Submitted by Christine Rowlands.