

COUNCIL MEETING MINUTES – September 8, 2022

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2022/2023

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith -

Mike Henrey - #103

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

ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Dustin Brisebois

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

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held June 13, 2022, were reviewed and approved.

4. Financial report

Sherry reported on the financial statements up to August 31, 2022. The contingency fund is healthy; however, we are expecting to replace the roof in the next couple of years.

The budget items for electricity, elevator and gardening are on the high side, but mostly on track for the year.

We have gotten quotes for the building insurance renewal (October 1) from BFL and Hub. Hub came in with a more competitive quote for comparable coverage and lower per-unit strata deductibles than existing coverage with BFL, so we will go with Hub for the building insurance this year.

5. Gardening

- The katsura tree pruning was \$1,500, but they are no longer touching the building.
- The water sprinkling restrictions have been an issue this year: it has been confusing how often/how long we can water the shrubs and trees. We've tried to water the trees each day for an hour or so, as long as we don't water the grass. We are monitoring the shrubs to see if they'll need to be replaced next year. Hoping that rains come soon!
- Pest control has been so far unable to do much about the woodpeckers, due to nesting season. The damage to the building still needs to be repaired.
- City crews have repaired the outdoor light that they knocked over.

6. Maintenance

- Deck repairs for SL70 have been completed, at a cost of ~\$10,000, including having two posts replaced. This is the 4th deck to have these kinds of repairs, and we know there are others with soft spots and other issues. Christine to prepare a notice for reporting on deck conditions to all the units with above-ground decks so we can prioritize repairs for next season (and funding options at the next AGM).
- SL55 reported that some items on their patio were damaged in the course of deck repairs to SL70. Strata advises that they will need to make a claim with their condo insurance provider for replacing or repairing personal items that were left out.
- A window showing signs of leaking/condensation in SL3 was quoted \$13,000 to replace. We will be seeking more competitive quotes to repair/replace.
- SL26 reported experiencing a blockage in their laundry drain and contacted a plumber to repair. Since it was behind the drywall, they asked strata to reimburse the cost. It needs to be determined if the blockage was actually on common property (i.e. between units or in the stack) or in the strata lot. Owners are responsible for repairs within their lot.
- Nightingale Electric has completed the semi-annual inspection of the electrical system for our operating permit.
- We have asked Besco (HVAC and fan contractor) for a quote on replacing the garbage room fan, as the current one is inadequate and many have complained about the smell. Mike will follow up.
- We received complaints about the “unsanitary” state of the compost green bins this week. Waste Management did not provide new liners due to a “shortage,” and the bins were unfortunately not hosed down before being put back into use. Though we try to keep them clean, Waste Management sometimes mixes up our bins with the Nurses’ Lodge bins. We have asked about replacement bins, but Waste Management will not exchange unless they are broken.
- Carpet cleaning is scheduled for October.
- Window/exterior glass cleaning is not scheduled for fall, but we’ll book for spring 2023.
- The storage locker area needs additional pest traps – Nick will follow up with Orkin.
- The stairs need cleaning and vacuuming, including below grade. We would like to look into removing the carpets and rubber nosings for stairs and just have concrete for easier maintenance. The stairwell exit area that had carpets removed due to flooding should also be included.
- The guest suite is due for carpet cleaning as well.
- Roof repairs, as voted on at the last meeting, need to be scheduled.
- Novus has sent plans for installing Bridgenet fibre, and these should be scheduled.

7. 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 with your name and unit number. You should receive a response in 48 hours.

- We received complaints about second-hand cigarette smoke from SL55 and SL40; in the latter case, the smoke was determined to be coming from SL23. A bylaw infraction letter will be issued. Notices reminding residents of our non-smoking bylaws were also posted.
- SL408 wrote to request a reduction in guest suite rental fees due to renovation noises from the adjoining suite during their guest's stay. Due to the fact that the noises took place during approved daytime hours and the rate is already much lower than comparable accommodations, the request for a discount was not approved.
- SL27 wrote to request permission to rent their suite, on the basis of financial hardship. The request was approved, as per our bylaws (section 39(2)). The owner will need to complete a Form K.
- The new owner of SL72 wrote with general questions about the building and reported issues with the patio door and patio surface membrane. We'll get quotes for these repairs.
- We received a letter from the City of New Westminster regarding the upcoming municipal election. It informs strata councils and other multi-unit housing that, under new rules, "Candidates and their representatives are permitted reasonable access to common areas ... for the purpose of canvassing and distributing election material between 9 am and 9 pm throughout the campaign period (September 17 to October 15, 2022)." The letter states that, if requested, they must show ID and/or proof of candidacy or authorization as a canvasser under Section 160.1 of the Local Government Act.
- SL5 sent a petition for changes related to Pattullo Bridge construction and requested help from strata to distribute it. Strata discussed and agreed it could be put up on the bulletin board, and also suggested that the writer contact the Victoria Hill Facebook group and Victoria Hill/Ginger Drive Residents' Association for further support.

8. Distribution of duties

- Will continue as at last meeting.

9. Other business

- We have received complaints about a car regularly parking in the visitors' space. The owner of the car is the spouse of a new resident, who lives in the U.S. and is currently visiting occasionally for a few days at a time. Since they are not listed as a resident of the building, under our rules, a visitor may park for up to 5 days (under a visitor parking pass) at a time without strata approval. The owner of the strata lot has been advised that, if and when the car owner becomes a resident, they will need to rent a parking space.
- The next strata council meeting will be set for Monday, October 24, 2022.

10. Adjournment

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

Submitted by Christine Rowlands.