

COUNCIL MEETING MINUTES – September 11, 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

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 ਜਲਦਗਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: none

1. The meeting was called to order at 6:35 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the June 5, 2023, strata council meeting were reviewed and approved.

4. Financial report

The financial statements up to July 31, 2023 were reviewed.

- About \$36,000 was spent from the repairs and maintenance budget for patio repairs (see maintenance section).
- Everything is on track for the yearly budget and CRF (for anticipated roof replacement next year).
- The insurance renewal for October 1 has gone up from \$93,000 to \$107,000, mainly due to our valuation increasing this year to about \$35 million. We are looking into having a new valuation company do the assessment in the next year.

5. Gardening

- With Stage 2 water restrictions still in place, we have been hand-watering the trees, shrubs, and flowers. The condition of these plants is being monitored and we hope to keep them healthy until the watering restrictions end and rainy weather returns.
- The bamboo around the exterior of the guest suite appears to have returned; options for treatment/removal were discussed.

6. Maintenance

- Three decks were completely repaired on the fifth floor, fascia from woodpecker damage on the fourth floor was replaced, and a deck on the third floor was repaired. These were all problem decks identified in the maintenance survey.

- F1 Restoration has fixed the leak and restored the swollen wall near the fifth-floor roof hatch. They removed all the damaged boards and repainted the area.
- Garbage and recycling pickup has been inconsistent in the last few weeks. Sherry has been following up with the City of New Westminster and their contractor about the lack of service and not replacing a blue bin with a broken wheel. In the meantime, residents SHOULD NOT be leaving any garbage or recycling or compost on the floor of the recycling room. New signage to communicate that the area is monitored and “dumping” will be fined was discussed and will be created.

7. Telus Pure Fibre upgrade and strata email change

A new strata email address has been created – 14victoriahill@gmail.com. Signage has been created and website has been updated to redirect to new address.

8. Novus in guest suite

We have a free Wi-Fi account available for a common area with our Novus contract, so it will be installed in the guest suite. We just need to confirm there is an outlet for the modem.

9. Summer BBQ review

The event took place on Sunday, August 13. Attendance was not as high as expected, but attendees seemed to enjoy, and it has always been a good social event in the past. We discussed whether it would be better to have earlier in the summer, or later, next year.

10. Correspondence and bylaw infraction letters

Reminder – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to 14victoriahill@gmail.com with your name and unit number. You should receive a response in 48 hours.

- An inquiry was received from SL#55 about the possibility of parking a small boat/trailer in their parking space. Council discussed the request, and further discussion will be had with owner, but generally agreed it was possible if the trailer/boat fit within the parking space, could be maneuvered on the ramps down to P2, the trailer was licensed/insured, and nothing else was left in the space that would contravene fire safety rules.
- A complaint was received from SL#29 about plastic bags being put in the compost bins. This is something we have all noticed, and several have pulled out such bags and put them in the garbage if possible. There is already signage around and on the bins saying “No Plastic Bags.” Options for additional signage was discussed, further to the above comments about waste being left on floor while bins are put out.

11. Other business

- The next council meeting will be on Monday, October 16, in the amenity room.
- We need some new volunteers for the security team to help do security patrols around the building 1 or 2 nights a week. This usually takes a 1/2 hour to 1 hour and checking exterior doors are closed and locked, etc. A notice will be created.
- Regarding the fire alarm deficiency report by DSN, we sent notices to several units identified as needing to replace their in-suite smoke detectors. Four units replied

requesting DSN to replace the smoke detector, several responded that they have done it themselves, and several did not respond.

12. Adjournment

With no other business to discuss, the meeting was adjourned at 7:35 p.m.

Submitted by Christine Rowlands.