

COUNCIL MEETING MINUTES May 9, 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

TREASURER

Kirbee Parsons - #105

SECRETARY

Joanne Purser - #515

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

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

महती जानकारी विरल वरवे विसे वेले हिम एा एुरल वरवर

Attendance: David Brown, Sherry Baker, Christine Rowlands, Kirbee Parsons, Nick Shears, Joanne Purser

Regrets: Dustin Brisebois

1. The meeting was called to order at 6:36 p.m. with a quorum established.
2. The agenda was reviewed and approved.
3. The minutes of the strata council meeting held February 14, 2022, were reviewed and approved.
4. It was noted that Kirbee has sold her unit and will be closing on May 10, so this will be her last meeting as a council member.

5. Financial report

Sherry reported on the financial statements up to April 30, 2022. The FortisBC gas bill was accrued to March 31, in the amount of \$9,281. There were also some maintenance costs paid, including repairs to the front door lock (\$221), carpet cleaning (\$1,600), and replacement/repair of the fire alarm sensor (\$445) after a false alarm caused on April 13.

6. Gardening

The trees on the west side rear of the building need some reshaping/trimming, as the branches are contacting the windows. Dave will discuss the details with the gardener – we do not need permits for this work.

The sprinkler contractor has also visited to check the irrigation system, lines and sprinkler heads. We will not turn on the sprinklers until drier weather, however.

7. Maintenance

- Front door lock was repaired.
- Carpet cleaning has been done.

- The annual fire alarm testing and inspection was completed on April 26.
- The parkade gate 3 needs a new motor; we've received a quote.
- There has been some bird damage to the pillars of the patio of SL#44; however, it is in a spot that is fairly inaccessible to lifts from the ground or from the roof for our pest contractors to reach it to repair the hole. We discussed whether there were solutions to this problem that are both cost-effective for repairs and effective for deterring the birds.
- Design Roofing has provided a quote for roof repairs of about \$9,785. After reviewing the proposal, we believe these repairs would prolong the life of the roof by a couple of years, which will also give us more time to plan roof replacement (expected to be in about 2025) and more time to earn interest on the GICs on the contingency fund to help pay the cost. Council voted to approve going ahead with the repairs.
- Two patios have reported soft spots; they are on the radar for repairs.
- The dryer duct clogged in SL#4 had a contractor to clean and refastened. It is suggested that we get a contractor that specializes in dryer ducts to clean our ducts, such as National Air or Air Vac, instead of the general service contractor Black Tie. The specialized contractor will cost more, but may offer better results, especially for hard-to-clean longer or curved ducts. We will get quotes.
- Nightingale Electric has investigated a non-functional junction box that has water in it. There was discussion about whether it should just be sealed off.
- An electrical box outside (on the ground behind the gym) was hit by a mower, but apparently did not affect anything inside the building. Nick will go help investigate.
- It was noted that we need more pest traps inside the storage locker area. Orkin will be called.

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

- A letter was received from SL#11 regarding planned alterations to the unit, including flooring, painting, kitchen and bathroom renos. (As the unit is on a ground floor, there are not concerns about soundproofing for flooring.) They have been sent info about contractors, insurance, WCB, permits, etc. The plan is approved, contingent on permits for any gas/electrical work.
- We received a letter from the president of the Nurses' Lodge (12 Royal Ave East) strata, relating concerns about parking and garbage. Our residents and their visitors are reminded NOT to park in front of the Nurses' Lodge, or throw anything into their garbage or recycling bins (such as dog waste bags).

9. Other business

- Sherry will be away for some extended periods this summer, and we are also losing Kirbee as a council member, so several tasks will need to be redistributed among other council members, such as correspondence/email, FOBs, answering the strata cellphone and cheques. To be discussed at the next meeting. A substitute will be in place to take care of Don Baker's daily maintenance tasks.
- The bylaw changes from 2021 and 2022 need to be registered. We just need to send West Coast Title Word document copies of the bylaw changes from the AGMs, and then update the documents on the website.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:50 p.m.

Submitted by Christine Rowlands.