

COUNCIL MEETING MINUTES – January 9, 2023

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 - #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 ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: none

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

2. The agenda was reviewed and an item was added to review Strata Property Act changes, and approved.

3. The minutes of the strata council meeting held December 5, 2022, were reviewed and approved.

4. Financial report

The financial report including the financial statements up to December 31, 2022, and draft 2023 budget were reviewed as part of the AGM planning.

5. Gardening

- We've had a volunteer offer to water shrubs in front of the building for the summer.

- We're thankful to the volunteers who helped with recent snow shoveling.

6. Strata Property Act changes summary

Mike summarized some of the recent changes to the Strata Property Act and how they may affect our bylaws:

- **Strata age-restriction bylaws can only be 55+:** does not apply to us.
- **Strata rental restriction bylaws are no longer allowed:** no bylaw changes are required, but paragraph 18(4)(b) and 39 are no longer meaningful or enforceable. (Note that our bylaws concerning short-term rentals such as AirBnB are still in effect.)
- **Electronic participation in general meetings:** no bylaw changes are required, and the ability to hold/participate in strata meetings online will basically codify the rules that the province put into place during COVID. These include requirements for notice period (at

least 2 weeks, but effectively 20 days), a means to establish eligibility of electronic voters, and the fact that electronic voters are NOT entitled to secret balloting. The government is allowing for a transition period to March 24, 2023.

In addition, Mike noted that “rules may not govern the use of strata lots. Some rules we still have on the document included C1-4 concerning pets (but this is mostly redundant with the bylaws) and G1 concerning maintaining plumbing in a strata lot. No further action needed.

7. Maintenance

- A drone inspection of the roof is still to be rescheduled.
- The recent heavy rain and snowfall caused some eaves to overflow, and one unit reported this caused leaks through a window and ceiling staining. The owner is advised to call their condo insurance provider first.
- We were quoted about \$5,000 for repairing the motor of parkade gate 3. It is noted that The Nurse’s Lodge strata would share part of the cost. We will check if the motor can be repaired internally before going ahead.
- The garbage/recycling pickup appears to be back on schedule after weather/holiday delays and backup.
- Should we look into resealing the slate floor in the lobby/elevators? It would prolong the life of this heavily trafficked floor area, although there was some question as to the logistics of keeping the area open while sealant is being applied. We expect it would cost about \$3,000 and require a few days/several coats. A quote will be sought.
- Bridgenet/Novus has done measurements for their cable connection, but we are still waiting to schedule installation amid weather conditions and other roadworks in the area.

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.

- We have received questions about a car regularly using the visitors’ parking space; it belongs to the partner of a resident who lives in the United States and visits. They have sought permission whenever the visit is expected to be more than 5 days, as per the rules and bylaws.

9. AGM

- The next AGM will be held on March 6, 2023, at 6:30 pm in the Amenity Room.
- Sherry created a draft meeting package for review and edits, including a draft 2023/2024 budget, which was reviewed. It was noted that there was an operating surplus leftover at the end of 2022/2023, which can be carried forward to this year’s budget, if approved.
- To encourage more nominations for council, a notice will be prepared in advance of the final meeting package to let residents know how to add names to the election list. Christine will prepare.
- The meeting package will be reviewed again and distributed in mid-February.

10. Other business

- Website questions:
 - Can we add a calendar for viewing amenity/guest room availability? Dustin will investigate this function.
 - Should the COVID-19 information webpage be archived? Yes, it is perhaps outdated and no longer needed. It will be not be deleted, however, just removed from the navigation.
 - Should we put AGM packages on the website? No, but they should be retained for reference.
- The Christmas/holiday party was well received. Thanks to all who attended and helped.
- Dustin is still tabulating the maintenance survey, but reports there is not a lot of consistency in the data. Many units did report silverfish, however.
- Orkin is supposed to come in on January 14 to add mousetraps to the storage area.
- The next strata council meeting will be set for Monday, February 6, 2023.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:33 p.m.

Submitted by Christine Rowlands.