

SPECIAL GENERAL MEETING

7 pm, September 23, 2019
14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

**STRATA COUNCIL
2019/2020**

PRESIDENT

Sherry Baker - #106

TREASURER

Kirbee Parsons - #105

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

बहुत महत्वपूर्ण विषय बरबरे बिसे वेले रिम एा पुरसेबा बरबरे

ATTENDANCE:

29 Owners registered and represented in person

5 Owners registered and represented by proxy

1. CALL TO ORDER

Sherry Baker, Council President, called the meeting to order at 7:00 p.m.

2. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

Prior to the start of this evening's meeting, the roll was called and in accordance with the requirements of the Strata Property Act, Section 56, all proxies were certified. Also required by the Act, Section 48.2, is that a quorum of one-third of the Owners in good standing be present either in person or by proxy for the meeting to proceed. BCS 1676 has 72 strata lots, of which 71 are currently in good standing. One-third of 72 is 24. There were 28 Owners represented in person and 5 Owners by proxy, and therefore a quorum was established. (1 person registered after the meeting started.)

3. PROOF OF NOTICE

Section 45 of the Strata Property Act states the Strata Corporation must give at least 14 days' notice of an Annual or Special General Meeting, specifying the date, time, place and nature of the business.

Section 68.1(3) states the notice given by post is deemed to have been given four days after it has been mailed. The notices of this evening's meeting were distributed to each unit or mailed to each Owner's last-known address on or before September 6, 2019, which is in accordance with the timeframe set out in the Act. Notices contained the agenda, a description of the special resolution that are being voted on by the Owners and a proxy voting form. The Council President advised that proper notice had been given. It was moved by 305 to accept that notice had been given, seconded by 501, and carried unanimously.

4. ADOPTION OF AGENDA

The agenda was reviewed, and it was moved by 305, seconded by 503, and carried unanimously to adopt.

5. VOTING FOR EXPENDITURE FROM THE CONTINGENCY RESERVE FUND

The purpose of this SGM was to vote on the approval of a proposed expenditure from the contingency reserve fund in the amount of \$19,742.00 for removing 9 trees and planting 18 trees, as per the bylaws of the City of New Westminster.

Dave Brown gave a short presentation on the proposal, rationale for removing and replacing the trees, and an explanation of the quoted costs for the work and about the replacement trees. A Q&A session followed and Owners had the opportunity to ask questions about the project.

The council then called for a vote. By show of voting cards, Owners voted unanimously (34 yes, 0 no) in favour of approving the proposed expenditure from the contingency reserve fund. The motion was passed.

6. GENERAL DISCUSSION AND NEW BUSINESS

Building insurance premium – Sherry Baker reported receiving a message before the meeting from our insurance provider, BFL, to notify us that our insurance premium was expected to increase significantly in the new year, likely due to the rising costs of insurance coverage in other areas of Canada. We will be reviewing our policy carefully before renewing, and welcome any assistance or referrals from residents with insurance experience.

Recycling – Some residents are putting glass, styrofoam and soft plastics in the container blue bin, or not washing their containers before putting it in the bin. When dirty containers and inappropriate items are put in our recycling bins, it not only fills up the limited space and causes others to spend extra time to throw these items out, but risks the strata being fined for “contaminating” the recycling load. If you are disposing of styrofoam, glass jars and bottles, plastic bags and more, they can be put in the red garbage bins or, better yet, taken to the city recycling depot at McBride and 6th.

Newsletter – if you wish to receive the strata newsletter by email, sign up at the meeting or send an email to victoriahillnews@outlook.com or victoriahill@shaw.ca. This helps us save on printing and paper.

Neighbourhood alert – there have been several reports about a woman going around the neighbourhood or even entering ground-floor units to ask for money to visit her daughter in the hospital (or a similar story). Please be alert and aware, and do not let strangers into the building.

7. ADJOURNMENT

There being no further business, the special general meeting of strata BCS 1676 was officially adjourned at 7:42 p.m.

Submitted by Christine Rowlands.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.
