

COUNCIL MEETING MINUTES February 14, 2022

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

**STRATA COUNCIL
2021/2022**

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

अवगत जानकारी विरल वरवे विसे वेले एम एा एरल वरवर

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

Regrets: none

1. The meeting was called to order at 6:38 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held January 10, 2022, were reviewed and approved.

4. Financial report

Sherry reported on the financial statements up to January 31, 2022. Most budget items are on track, with the notes that the CRF was now being reported under revenue and the expenditure being taken out for the patio repairs/gutters were recorded under expenses (maintenance), and that the gas costs were being accrued, as the expected amount has not yet been billed by FortisBC.

5. Gardening

Some damage from crows digging for chafer as been observed on the grass at the front. The gardening contract will be up for renewal soon, and we can probably expect a cost-of-living increase in that expense.

6. Maintenance

- Carpet cleaning is due to be done.
- We've sent an email to Black Tie to try to book for window cleaning/dryer duct cleaning in the spring or summer. Waiting for a response on when they can fit us in.
- A new decorative tree has been purchased (\$200) and placed in the lobby, as the old ones were "shedding" on the floor regularly. The leather chairs will be treated with some leather conditioner to try to revive their appearance.

7. **Budget for 2022-2023**

The 2022-2023 draft budget was reviewed and discussed. We are anticipating another increase to the building insurance premium this year, along with water/sewer/utilities. It is recommended to keep the CRF contribution portion at 15% as well, as the depreciation report shows several items due for repairs/replacement by 2025. There can be some smaller increases anticipated for the gardening, dryer vent cleaning, maintenance/repair and fire protection budget—to account for fire testing system needed in the parkade (dry spray test). The budget will be presented at the AGM.

8. **AGM date and format**

The AGM will be held via Zoom video/teleconference on Monday, March 28, 2022, at 6:30 p.m. The draft meeting notice was discussed, with a couple of bylaw resolutions to be added and everyone to contribute their edits/content to Sherry to compile. We will need to finalize the meeting notice by March 4 at the latest for printing and distribution by March 7 (at least three weeks in advance of the AGM date, as per the BC Strata Property Act).

9. **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 complaint was received from SL#44 about loud TV noise late at night from SL#27. A bylaw infraction letter was sent to #27.
- An infraction letter was sent to SL#10 for parking a vehicle in the visitor's parking area for more than 5 days. According to our building rules (section D. 10) the "maximum length of visitor parking is 5 days, regardless of whether the visitor's vehicle has been moved during that time. Owners requiring an extended visitor parking pass for visitors staying longer than the 5 day maximum, must contact the head of the Security Committee or a Council Member..."
- A letter approving renovations was sent to SL#46.
- We sent letters to Onni regarding delinquent payments for the electricity for the pump that is associated with our electricity account. They have paid \$2,400 of the amount in arrears, and still owe about \$1,200 currently.

10. **Other business**

- A flood from #SL46 that went down to SL#29 and SL#12 was quickly caught and repaired. The damage was well under the strata deductible amount.

11. **Adjournment**

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

Submitted by Christine Rowlands.