

**COUNCIL MEETING MINUTES June 29, 2020**

**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**

*Joanne Purser - #515*

**RECORDER**

*Christine Rowlands - #411*

**AT LARGE**

*Dave Brown - #104*

*John Verchomin - #414*

*Dustin Brisebois- #101*

**FOR**

**CONTACT INFORMATION**

**AND MINUTES VISIT**

**[www.14victoriahill.com](http://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 बचने बिसे बेले हिम एा पुरेबा करबाए

**Attendance:** Sherry Baker, Joanne Purser, Dustin Brisebois, John Verchomin, Kirbee Parsons

**Regrets:** Dave Brown, Christine Rowlands

1. The meeting was called to order at 7:00 p.m. meeting with a quorum established.
2. It was moved and approved to adopt the agenda prepared by Sherry.
3. It was moved and approved to adopt the minutes of the May 6, 2020, meeting.
4. **Financial report**  
The increase in strata fees came into effect on June 1, 2020. Sherry noted there is nothing unusual to report. Many of the items on the financial statement are prorated for the year, and many things have not been done yet, such as dryer ducts.
5. **Review of Contingency Reserve Fund**  
The report for the estimated expenses for the years until 2045 were reviewed with no changes (see appended table).
6. **Maintenance report**

**Window washing** - the company returned and redid missed windows and patios.

**Painting** – the contractor will begin work in October with COVID-19 protocol in place.

**Rodents** – Orkin has been contacted to deal with this issue.

**Fence** – we will do repairs rather than replacing the wooden fence, which should add years to the life of it.

**Roof and gutters** – we are in the process of getting quotes for immediate repairs and getting quotes on replacing parts of the roof. We will move the expected date of replacing the gutters from 2045 to sooner and move the roof replacement from 2025 to sooner.

**7. Opening of gym/pool table room/amenity room**

Discussion was held. The amenity room will be open only for rentals and not for general use. Kirbee will produce the protocol, rules and waiver form for the gym and pool room, and she will handle the emails, waiver forms, signage and programming fobs.

**8. Correspondence from owners**

SL 51 asked to have the bylaw changed regarding bikes on patios. Discussion on this was deferred to the next meeting.

SL 64 has written about the gym not being available. This correspondence was discussed (see above).

**9. Other business**

None

**10. Adjournment**

With no other new business, the meeting was called for adjournment at 8:15 p.m.

Submitted by Christine Rowlands, with notes from Dustin Brisebois and Sherry Baker

## CRF Summary Table

Year	Amount	Project
2020	71,213	Carpet
2025	89,962	Paint Exterior Fiber Cement
2025	19,504	Make-Up Air Unit
2025	10,971	Cedar Fence
2025	329,128	Sloped Roofs
2025	5,485	Front Entrance Roof
2025	10,361	Flat Roof over 5th Floor Windows
2030	34,320	Roof Top Decks
2030	6,729	Tile in Lobby and Amenity Room
2033	39,420	Central Flat Roof
2035	95,101	Balcony Membranes
2035	89,157	Elevator #1
2035	14,859	Elevator #1
2035	89,157	Elevator #2
2035	14,859	Elevator #2
2035	109,663	Paint Exterior Fiber Cement
2035	95,844	Paint Interior
2040	767,804	Windows
2040	59,062	Swing Doors Balcony/Patio
2040	150,936	Sliding Doors Balcony/Patio
2040	8,203	Main Entrance Pergola
2045	15,397	Parkade Entry Gate #1
2045	15,397	Parkade Entry Gate #2
2045	15,397	Parkade Entry Gate #3
2045	18,295	Common Area Exterior Lights
2045	58,326	Gutters and Downspouts
2045	10,868	Parkade Traffic Membrane
2045	133,678	Paint Exterior Fiber Cement
2045	489,068	Sloped Roofs
2045	8,151	Front Entrance Roof
2045	28,982	Make-Up Air Unit
2045	15,397	Flat Roof over 5th Floor Windows
2045	16,300	Cedar Fence