

**COUNCIL MEETING MINUTES Tuesday, January 29, 2019
14 ROYAL AVENUE EAST- BCS 1676**

LOCATION:

7:00 p.m. – Amenity Room
14 Royal Avenue East
New Westminster, B.C.

**STRATA COUNCIL
2018/2019**

PRESIDENT
Bob Logan - #305

TREASURER
Sherry Baker - #106

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

सुधी नोटवणी विरवा वरवे विमे वेहे हिम दा सुसेवा वरवार

Attendance: Bob Logan, Ken Young, Dustin Brisebois, Sherry Baker, Dave Brown, John Verchomin, Christine Rowlands

1. The meeting was called to order at 7:03 pm, with a quorum established. (All council members present.)
2. It was moved and approved to adopt the agenda prepared by Bob Logan.
3. It was moved and approved to adopt the minutes of the September 28, 2018, meeting.

4. Financial report

Sherry Baker reviewed the year-to-date budget, noting that overall we are saving on electricity and gas costs due to lighting system upgrades and repairs to a rooftop unit. However, being more conscientious with turning down thermostats and heaters in common rooms when no one is using them will help us save on these costs.

An expenditure from the contingency fund was required, per sections 96 and 98 of the Strata Property Act, for immediate replacements to our security system hardware, parts and programming. More details will be shared at the upcoming AGM in March.

Sherry is also preparing next years' annual budget to be presented at the AGM.

5. Gardening report

Dave Brown presented the gardening report. Our contract with Northwest Gardening is due for renewal in March 2019. We are generally satisfied with performance and

recommend renewing, pending price details, which is usually on the order of the CPI average.

Problem trees: Regarding removing and replacing the overgrown trees along the driveway, Dave has obtained a quote from Radix, a consulting arborist for services related to writing a report and getting a permit from the city to remove them. The cost for consulting is expected to be \$1,050. The permit to remove trees is \$500, plus a \$1,000 bond per tree to ensure a suitable number of replacement trees. Council recommends going ahead with the arborist report. The total cost for removing and replacing trees is expected to be needed in next year's budget.

6. Maintenance and projects

Electrical: we have invoiced the Nurse's Lodge strata (BCS 2772) for its share of the 4th quarter 2018 power consumption, which was \$187.75.

We have also invoiced Onni for the October, November and December 2018 usage of power for the sewage pump, which was \$971.75.

Painting: the painting of the 5th floor was completed, as well as amenity room with a new lighter colour. A sample accent colour wall was painted in the lobby to get a feeling for the new colour scheme in that area. Residents had a chance to give their comments, and most have indicated they like the sample colour, so we shall be going ahead with the repainting of the lobby. We shall be renting scaffolding for the project for approximately one month, as the painting project will be accompanied by rewiring the upper ceiling lighting to accommodate LED upgrades.

Preventive maintenance: Ken Young presented a draft of a preventive maintenance schedule, showing which services need to be done on an ongoing or as-needed basis or annually, twice a year, quarterly, etc. Council members provided some comments on additions to the list and indications of when certain tasks may be performed. Details of upcoming maintenance activities will continue to be provided by building notices and/or the strata newsletter.

Driveway: The drainage ditch in the driveway has been repaired and new grating installed.

Waste collection dispute: We have a new lawyer representing us in our contract dispute with Super Save, our former waste collection service provider, and that is Vin Chahal of the firm Hamilton & Co. Our next court date is March 11, 2019, and we must file a Form 33 pre-trial statement with the court registry no later than 14 days before this date to detail the factual and legal basis for our position.

7. New business

Airbnb: it has been brought to our attention that there are at least two strata lots that are offering short-term rentals on sites such as Airbnb in the building. This is against our bylaws restricting rentals of less than six months (section 42(a)) and a security risk for our building. Stronger bylaws against this type of activity shall be proposed.

Amended bylaws and rules: a strata lawyer has reviewed our current bylaws and rules and suggested a number of amendments. Strata council reviewed the documents and will put forward a comprehensive package of revisions for the residents to review before a ratification vote at the next AGM.

Electric vehicles: two strata lots have an electric outlet for their vehicles in the parkade, and with regard to one of them, there has been a significant increase in power consumption over the past three months, to an average of \$14.38 per month (compared to an average of \$10.38 per month for the past 18 months). The unit has been charged that amount, but it is proposed that to simplify fee collection (\$150 for the outlet installation + power consumption monthly), we should instead charge a flat \$15 on the unit's monthly strata fee. A letter shall be prepared, to be agreed by all parties.

Parking: we shall continue to regularly check that cars parked in the parkade have yellow VH decals. Cars should only be parked in the space that is registered to them, and not in visitor spaces or the loading zone in front of the building.

Correspondence: several emails have been received from the owners of #212 and #313, regarding ongoing various noise disturbances between the two adjacent units. Strata does not intervene in disputes between neighbours, but our bylaws do provide for a voluntary dispute resolution process (div. 6, section 32) to help them come to an agreement. This remedy has been offered to the units concerned; if there is no resolution, strata will have to issue fines for each infraction of the bylaws concerning noise and nuisance (div. 1, section 3).

8. Adjournment

With no other new business, the meeting was called for adjournment at 9:35 p.m.

Submitted by Christine Rowlands.