

COUNCIL MEETING MINUTES May 25, 2021

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

via Google Meet
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

John Verchomin - #414

Dustin Brisebois - #101

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

बहुत महत्वपूर्ण विषय बचने विषये बेलें हिम एा पुरसंवा करवाएँ

Attendance: John Verchomin, David Brown, Kirbee Parsons, Sherry Baker, Christine Rowlands, Dustin Brisebois, Joanne Purser

Regrets: none

1. The meeting was called to order at 7:05 p.m. with a quorum established.
2. Following review of the agenda, it was moved and approved to adopt the agenda.
3. The minutes of the strata council meeting held April 14, 2021, were reviewed and approved.

4. Financial report

Sherry reported on the financial statements up to April 31, 2021. The amount for fire protection is over budget due to replacing a number of items such as emergency lights identified in the DNS Safety Report. Many of these items are three- and five-year replacements being brought up to date.

Due to the cost of electricity increasing, it was proposed and approved to raise the fee for electric vehicle charging from \$15 to \$25 a month. Letters will be sent to the affected owners.

The report was accepted as submitted.

5. Maintenance

- External window cleaning and dryer duct cleaning will be done on July 8-9. Notices will be posted in advance of that date
- We have received the operating permit from Technical Safety BC for the electrical system. Nightingale Electric will act as our “field service representative” for electrical system repairs and maintenance.
- DNS Safety has visited to install a number of valves as per the safety report last month. They will be returning on June 1 to tag all the emergency lights and fire extinguishers to be compliant with code.

6. Gardening report

- Repairs for ground-floor patios will be voted on at the upcoming SGM.
- The topsoil for the gardens/lawns on the 1st floor has been priced at about \$135/suite, to be paid by the residents interested in participating. Dave will confirm with all of the 1st floor residents.

7. Gym status

With the BC reopening plan announced today (May 25), we will continue with the status quo for the fitness room (wearing masks, social distancing and cleaning protocols) until the next phases of the plan are announced/confirmed.

8. Bylaw infraction letters

- A response was received from SL#27 about the bylaw infraction letter received regarding an incident at parking gate 3 with another resident on March 30. It was decided to levy a fine to SL#27.
- Emails were received from SL#3 and SL#35 about a verbal altercation that took place at parking gate 3, over a disagreement about waiting for the gate to close and whether #35 should have allowed #3 to follow through the gate. Strata notes that it is not required to wait for parking gate 3 to close behind you, but it is required to wait at parking gate 1 or 2 (unless you recognize the following vehicle as belonging to another resident). A warning letter will be sent to SL#3.

9. Quotes for transformer cleaning

We received three quotes for the infrared scan and cleaning of the transformer. Alliance Electrical will do this work for \$5,500, including infrared readings of the meters in the hallway closets. Nightingale Electric will supervise as our field service representative on our operating permit. This work will be scheduled soon.

10. SGM

A meeting package has been drafted for an SGM to be held via Zoom on June 17, 2021. The purpose of the SGM is to vote on resolutions to replace the gutters and to repair the ground-floor patios. The target is to print and distribute the meeting package to all units by Thursday, May 27, 2021, to be compliant with the notice period set out in the BC *Strata Property Act*.

11. Correspondence

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.

- An email was received from SL#34 regarding some proposed renovations to the strata lot and requesting architectural drawings of the building. Unfortunately, we did not receive architectural drawings from Onni (the developer) when the building was constructed. More information will be needed from the owner on their plans before the renovation can be reviewed/approved by the strata council. It is noted that any renovations should not alter the exterior appearance of the building or cause an insurance or structural issue.

- A request was received from SL#4 regarding replacing their sliding patio door with a French door and altering the height of the step for accessibility. The door is said to look very similar, although council expressed concerns about waterproofing, structural and insurance issues with altering the level of the door sill. Further review will be undertaken with the owner and their contractor regarding this proposal or any alternate solutions.

12. Other business

It was noted that, in accordance with public health measures, masks must still be worn in all common areas of the building and social distancing should still be followed – such as not sharing elevators between members of different households.

13. Adjournment

With no other new business, the meeting was called for adjournment at 8:25 p.m.

Submitted by Christine Rowlands.