

## COUNCIL MEETING MINUTES – February 5, 2024

14 ROYAL AVENUE EAST – BCS 1676

### LOCATION:

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

### STRATA COUNCIL

2023/2024

### PRESIDENT

Sherry Baker - #106

### SECRETARY

Christine Rowlands - #411

### AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

### 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

ਗੁਰੀ ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

**Attendance:** David Brown, Sherry Baker, Christine Rowlands, Nick Shears, Twyla Smith

**Regrets:** Mike, Dustin

1. The meeting was called to order at 6:36 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the January 8, 2024, strata council meeting were reviewed and approved.

### 4. Financial report

The financial statements and proposed 2024/25 budgets were reviewed as part of the AGM package discussion.

### 5. Gardening report

- We have asked the gardeners in February about the 2024 contract and/or price increase and are waiting to hear back.

- Mike sent via email a comment about the pavers outside the guest suite being slippery with algae buildup. We will look into how to clean them.

- It was proposed that we get rain barrels to collect water for gardening. They may be available through a city program – Dave will look into this.

### 6. Maintenance reports

- After the fire alarm/flooding event that happened with the sprinkler pipes in mid-January amidst the cold snap, restoration is underway with On-Side Restoration on site. Five hallways, eight suites and the stairwell were affected on the east side of the building, with drywall, flooring, insulation, and wall materials being replaced. There is a \$25,000 insurance deductible, but it does not have to be paid right away. DSN has been contacted to repair the fire suppression system, but they are quite backed up, so the timeline is unknown. Notices were posted to inform residents that a fire watch system should be followed to monitor conditions.
- The driveway gate has been repaired and is functioning well.

- The Telus intercom/opening system is still not working for the garage door. We also need to look into future upgrades for the intercom (TBD).
- It was clarified which exterior lights for the stairwell need to be replaced.

## **7. AGM**

The draft meeting package and proposed budgets and strata fee increases were discussed and reviewed, noting the anticipated roof replacement project, depreciation report items, insurance deductibles/premiums and CRF contributions in the coming years. Sherry and Dave will finalize the meeting package and distribute on February 6 for AGM to be held on February 26, 2024.

## **8. Correspondence and bylaw infraction letters**

**Reminder** – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to [14victoriahill@gmail.com](mailto:14victoriahill@gmail.com) with your name and unit number. You should receive a response in 48 hours.

- Several units have complained about cigarette smoke emanating from SL#23. Bylaw infraction letters have been issued, but the residents respond that they are not the source.
- Complaints were received from SL#2 about pet disturbances from SL#1. Council discussed the matter, the owner has been informed, and is responding directly to the complainant.

## **9. Other business**

The next meeting will be the AGM on February 26, followed by a scheduled council meeting on March 4.

## **10. Adjournment**

With no other business to discuss, the meeting was adjourned at 7:33 p.m.

Submitted by Christine Rowlands.