

COUNCIL MEETING MINUTES July 22, 2020

14 ROYAL AVENUE EAST– BCS 1676

LOCATION:

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

STRATA COUNCIL

2020/2021

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 बरवे विसे वेले हिम एा पुरसबा करबाए

Attendance: Sherry Baker, Joanne Purser,
John Verchomin, Kirbee Parsons, Dave Brown,
Christine Rowlands

Regrets: Dustin Brisebois

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 June 29, 2020, meeting, with some minor edits.

4. Financial report

Sherry gave a brief update, noting that we are waiting for receipts from Ken on some repairs, as well as the invoice for windows, which should be reflected on the next statement.

5. Gardening report

Sprinklers have been turned on with the arrival of drier, sunnier weather. We need to get an extra key and some instruction from Ken Young about operating the system.

The gardeners need to be instructed to cut the bushes upward to reduce ability of rodents to make nests (see also Maintenance report).

6. Maintenance report

Rodents – Orkin has been contacted to deal with this issue of mice and rats, and they have visited to put out new traps and keep the bait stations full. They are also providing electronic reports about their visits.

Ants – the exterior of the building will be treated this week.

Painting – hallways and common areas will be painted in October. Notices will be put up to announce.

Garbage – small garbage bins were removed from the P1 and P2 entrance/exit doors – they filled up too fast and were deemed unnecessary.

Roof – we have received a quote for the flat roof repairs. Ken Young has this information at the moment, but it should be passed over to John. Council agrees this work should go ahead.

7. **Lighting sensors in parkade and hallways**

We discussed the installation of motion sensors to control lighting in parkade and hallways – a small area of P2 was done as a demonstration. It was felt that the area was too dark, the lights take too long to come on or don't come on unless you approach the sensor/area from the right direction. It was also felt the energy savings should not outweigh the issue of safety. Council decided not to go ahead with this project and direct that the lighting be set back to normal throughout the parkade.

8. **Recent break-ins and security upgrades**

There was a break-in to the P1 level of the parkade on July 1, with the #3 and #1 parkade gates being cut with the seeming intention to “case” the bike lockers for theft. Police were called and security tapes were pulled, and all bike owners were quickly notified to remove their bikes from the bike lockers as a precaution.

We have now repaired the doors and residents can put their bikes back. However, it was found that many bikes did not have tags indicating which suite they belong to, which is a rule, so we will be creating some communications and refreshing the registry for bikes, which should also make it easier to audit bike storage in the future. Christine will create some signage and registration materials. Tags are already available by emailing victoriahill@shaw.ca.

We have gotten two quotes on upgrading or replacing the #3 garage door. Both are about the same price but Versatile Door's price includes repairing the tracks as well. The new gate would have a mesh that creates a visual deterrent and is harder to cut, and it would work with our existing opening mechanism. As this is a deficiency report item, the cost (about \$6,000 +tax) would be paid from the CRF. The Nurse's Lodge strata will pay about 9% (pending a vote at their upcoming AGM). In addition, we can purchase a new preventive maintenance plan that would include twice-yearly maintenance visits for all three parkade gates for \$375/year. Council agrees this upgrade should go ahead.

9. **Parking spots being cleared of items**

An increase in items being stored in parking stalls has been noticed recently, and we run the risk of being fined if there is a fire inspection. The fire department mandates that the only items that should be in a parking stall are registered and insured vehicles. Notices should go out in the coming weeks to remind owners to remove items that should not be stored in a parking stall.

10. Correspondence

Reminder – if you have a concern about a bylaw, maintenance issue, comments, etc., please be sure to send in writing to victoriahill@shaw.ca with your name and unit number. You should receive a response in 48 hours.

- We received an email from the Nurse's Lodge strata to notify about their upcoming AGM and vote on paying a portion of the parkade door replacement.
- We've continued to receive noise complaints between SL 36 and SL 16; these are filed in the email inbox.
- SL 51 asked to have the bylaw changed regarding bikes on patios. This was discussed in light of the fact of the recent break-in, the fact that the owner would like to get an e-bike, but could not charge the battery in the locker and would have security issues with leaving it there. Limited space in the bike lockers is also a concern. Changing the bylaw would require a $\frac{3}{4}$ vote at the next AGM or SGM. Sherry will discuss with the owner.
- Several complaints have been received about smoking since the new bylaw went into effect, including smoking on patios and littering cigarette butts. In one case, owners were smoking inside their unit, but the air conditioning was dispersing the smoke outside where others could smell it. The possibility of amending the bylaw to restrict smoking inside units was discussed. Joanne will research some possible bylaw language.

11. Other business

- We have reopened the gym and pool room – owners must contact victoriahill@shaw.ca and sign the waiver to get their FOBs reactivated to access these rooms. The amenity room is open for rentals only, not general use. It's reported that most people have been very good about keeping the fitness room clean and sanitizing equipment as they go.
- Replacing the gym floor carpet with a more stain-resistant material such as vinyl plank flooring was also discussed, and it was noted that the contractor who will be doing the painting can also do this work.
- A strata cellphone number will be put in place for regular inquiries (i.e. during "office hours") and after-hours emergency purposes, to keep down the volume of calls going to the strata president's/building managers personal phone numbers and/or suite.

12. Adjournment

With no other new business, the meeting was called for adjournment at 8:40 p.m.

Submitted by Christine Rowlands