

Strata Council MEETING MINUTES Wednesday, June 17, 2015

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2015/2016

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

BYLAWS

SECURITY

Ted Yeadon - #417

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 सटवली विद्या वरवे विमे वेले हिम एा सुनेवा वरवर

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

Regrets: Ted Yeadon

1) Call to order

The meeting was called to order at 7:05 pm, with a quorum established.

2) Adoption of agenda

Following review of the agenda, it was moved and seconded to adopt the agenda as prepared by the president, Bob Logan.

3) Adoption of previous minutes

Following review of the minutes of the council meeting held January 13, 2015, it was moved and seconded to adopt the minutes.

4) Business arising from previous minutes as well as AGM of March 25, 2015

Repairs to ceiling on fifth floor have yet to be carried out. Scheduled for July through August 2015

The fire-rated grill for the elevator mechanical room finally arrived and was installed. The cost was about \$250.

The Hot Water Tank replacement program has been completed. Fifty of our residents took part in the program and had their tanks replaced.

5) Financial report

Treasurer Sherry Baker presented the year-to-date comparative income statement up to March and April 2015.

We are on budget so far for most items. There will probably be some increased income from guest suite rental during summer months.

We are waiting for construction on the building next door to finish (i.e. cutting concrete blocks, which creates lots of dust) before spending money on window washing this summer. Carpet cleaning will be scheduled at same time as window washing.

6) Gardening report

The pruning of hedges and some of the trees is being considered. We are also trying to get some answers on the gardening plans of the building in progress next door; more discussion on that under new business.

7) Building Security

We now have eight volunteers who conduct daily security patrols around the building. Many thanks to all who help out with this.

The FOB computer system has been replaced by Reliable Security. We should be getting an invoice from them soon.

We were experiencing problems with the computer system for our video surveillance cameras. Reliable Security has now checked it out and it is working OK now.

We are still having a problem with residents using the gym/exercise room and leaving the doors open when they leave. It a security issue that doors are being propped open and left unsecured, even for a short time. If this keeps up, we shall be fining all of those who do not close and lock doors behind themselves as they leave.

8) New business

Damage to the bicycle storage area adjacent to Gate 1 is scheduled to be repaired July-August 2015.

Our main water inlet strainer was flushed on May 21. Water pressure had noticeably dropped about 10 lbs. The regulator was adjusted to bring water pressure back up to its normal working pressure of 65-70 psi.

Maintenance: We shall be scheduling to following work to be carried out:

- Cleaning of the parkade and driveway
- Carpet cleaning – done along with window cleaning
- Window cleaning – to be done after construction work next door is done
- Sidewalk cleaning is an ongoing process carried out by Strata.
- Power cleaning of all of the red (fire lane) curbs in preparation for repainting

Dryer duct cleaning will be scheduled at the same time as our annual fire suppression system inspection in fall. It was suggested to look into the possibility of stove vent cleaning at this time as well.

Gardening and landscaping: A meeting was held on June 3, 2015 with Evan Lewis from Onni regarding to gardening work to be carried out on the new development neighbouring our building. Onni have requested permission to add to our sidewalk. This raised concerns regarding safety items regarding the landscaping (i.e. irrigation lines that were damaged and repaired, near the property line with the neighbouring development). Email was sent to Onni for clarification of their proposal on the gardening plan adjacent to our building, which includes the stairs on the north side. The idea of putting up a sign marking the stairs as “private property” was discussed.

Waste removal: We have been having an ongoing problem with Super Save regarding our garbage bins. The new person who hauls the bins for Super Save has arbitrarily chose to take only one garbage bin out per week if they are not both full. This has caused problems especially when one bin had a wheel problem on May 27 and sat outside for a week at the curb. Bob received complaints from other neighbouring stratas. Bob sent a letter to Super Save on March 20 and did not get a reply. After getting the runaround from three different people at Super Save, we informed them that we were not happy with the service and they had breached the contract. After a heated argument they finally agreed to give us a refund of approx. \$360. We are now looking for an alternate provider for garbage removal. Sherry suggested that we also investigate whether Super Save was right to bill us for fuel surcharges, retroactively to November 2014.

Parking: Due to some ongoing problems with residents parking at the front door for extended period of time, it may be necessary to add a paragraph to our Rules under Section E – Parking, so that we can fine those who ignore the posted signage as well as tow their vehicles. There have been problems with emergency vehicles not being able to access the door because vehicles ignoring the posted 15-minute loading zone limit. Bob will circulate a draft rule for discussion, to be presented for ratification at the next AGM or SGM.

It may also be a good idea to post an item about electric vehicles on our website. Bob has drafted a statement, which Christine will work on revising.

Depreciation report: We now have a draft copy of the Depreciation Report as prepared by Aqua-Coast Engineering. Cost \$6,950 + 5% GST. Strata had a preliminary discussion of the financial scenarios presented and what they mean for strata fees and contingency, as well as the inventory and expected replacement dates costs, etc. We will probably require another meeting with Aqua-Coast to review and fine-tune the report. To give everyone time to review the draft, this will probably take place in the fall.

Strata office: There is some old equipment that needs to be replaced/recycled, as well as glass and floor tiles to be discarded from the security office. Don Baker will take care of disposing of these items, and Dustin to take care of wiping hard drive of old computer before it is taken to recycling.

Bylaws and infractions: Three noise complaints received about #210 (from units 411, 311 and 211) about late night noise and music as late as 2 am. Sherry will send a warning letter to the unit.

Discussed whether we need a bylaw that owners/renters provide proof of renters or condo insurance? This is common at other stratas. We would need to present a draft bylaw at the next AGM or SGM, as well as timelines and information. We could also invite the agent for our building insurance to present and give residents the opportunity to sign up. Sherry to contact an agent for more info and John will research some wording for what other stratas have.

It was also discussed whether there is interest in becoming a non-smoking building. This would also require a new bylaw.

It was discussed whether we need a fire safety officer. Perhaps Don Baker and Dave may collaborate?

Sherry also put forward that our rules and bylaws need a proofreading review. Christine will take this on within the next few months.

Two complaints were received from #302 about #102 about the removal of lawn, plants and shrubbery from outside the unit. Sherry reported that she and Don discussed the landscaping plans with the owner of #102, who said the former shrubs were such that they were blocking the door, etc. This owner has been given permission for the alteration and is working according to a plan. A reply will be sent to #302.

Police have been called several times about #506, and it has been noticed that there are many people coming and going from the unit and various cars using its parking stall, as well as parking in the loading zone at the front of the building for extending periods. It was discussed whether there are ways our strata can protect itself from suspicious activity. John will research this topic.

The owner of #309 complained about a number of balconies that were in possible violation of the rules and provided photos. Strata discussed the photos and determined that:

- A playhouse on one patio has been there for awhile, and the child may even have outgrown it. Sherry will discuss with the owner of that unit.
- Several units have trellises – this is an alteration that needs strata permission. Owners of such units should send a letter requesting permission. Letters will be sent reminding units of this.
- While items stored on patios may be unsightly, it is acceptable to store extra propane tanks, etc. in patio furniture that accommodates storage.

9) Adjournment

The meeting was adjourned at 9:05 pm.

Submitted by Christine Rowlands, Secretary

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