

COUNCIL MEETING MINUTES February 9, 2021

14 ROYAL AVENUE EAST- BCS 1676

LOCATION:

via Google Meet
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 बिना कहे बिसे बेले रिम ए पुरसबा करवाए

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

Regrets: Joanne Purser

1. The meeting was called to order at 7:02 p.m. with a quorum established.
2. Following review of the agenda, it was moved and seconded to adopt the agenda as prepared by the president, Sherry Baker.
3. The minutes of the strata council meeting held December 8, 2020 were reviewed. There was an amendment to the correspondence section. The sentence, "a bylaw infraction letter was recently sent in October to the neighbouring unit for similar disturbances, it was decided to levy fines. An enforcement letter will be sent to SL#19," was incorrect. The sentence should read instead that "a bylaw infraction letter will be sent to SL #19." It was moved and seconded to adopt the minutes with this revision.

4. Financial report

President Sherry Baker presented the year-to-date comparative income statement up to January 31, 2021, the term investment summary as of December 31, 2020 and the draft proposed budget for 2021/2022. We are overbudget for repairs and maintenance, due to extra work on the painting project and for roof repairs.

The elevator contract with Richmond Elevator was renewed for 15 years, as they offered cost savings for the longer-term agreement.

The report was accepted as submitted.

5. Gardening report

Our arborist submitted a project completion report for the tree replacement to the city, and we have received our \$5,400 bond back from the City of New Westminster.

6. Maintenance:

- The interior painting is now finished, including the hallways, ceilings and exit doors.
- The roof has not leaked on the 5th floor since the roofers conducted repairs in the last few weeks. They noted and have given a quote, however, for the removal and reinstallation of an improper “doghouse” (i.e. dormer), and membrane and sealing work. This will have to be budgeted in the next year and scheduled when the weather is better.
- Some of the original roof gutters will need to be replaced with larger units, as they are not properly functioning for a building of this size. We will need to get quotes for replacement.
- The exterior paint on the building is looking faded, particularly the green on the south and west sides. We will get quotes on repainting.
- Some of the patios on the 5th floor have been repaired, but others that are exposed will need to be done. It was also noted that ground floor patios on 1 and 2 also need repairs to keep the brick work from coming apart i.e. from soil movement or plants growing between bricks. We will be getting quotes for these repairs.
- A leak in the parkade has been noted between the P1 and P2 levels, likely due to water/melting snow dripping from cars. Sherry will ask Joanne for a recommendation on a contractor to repair.

7. Amenities access

We have received a few requests for gym access for guests/friends of residents. However, our COVID-19 policy allows only residents who have signed the agreement to have their FOB access the gym. This policy will remain as long as COVID-19 public health measures are in effect.

8. AGM planning

The date of March 23, 2021, was proposed as the official date of the next AGM, with the logistics of holding a virtual meeting and voting on amendments to rules and bylaws to be determined. A meeting package will be prepared for distribution two weeks in advance of March 23 with the proposed 2021/2022 budget, proposed amendments to bylaws and ratification of the rule concerning outdoor holiday decorations.

9. Newsletter

It has been some time since a newsletter or enews was distributed, so there was discussion as to whether one is needed. It was noted that there are a number of questions and comments that come in regarding such as issues as parking, recycling, noise, etc., so there may be interest in communication on these frequent issues. Since the AGM will be coming up, it was decided that it may be most efficient to distribute this information as an insert with meeting materials.

10. 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.

- A complaint about a dog bite was received from SL #35; the dog belongs to SL #21. A bylaw infraction notice was issued to #35, and there has been no response. A warning letter will be issued.
- A response was received from SL #19 regarding bylaw infraction notices issued for excessive music/TV noise and for operating a drone adjacent to other strata lots and within restricted airspace. Fines will be levied for the noise disturbances and a warning letter sent on the drone matter.
- A new email was received from SL #36 regarding noise disturbances from SL #19. A bylaw infraction letter will be sent to SL#19.
- A complaint was received from SL #10 regarding noise disturbances from SL #27, sounding like bouncing a ball and rolling it across for the floor for an extended time. A bylaw infraction letter will be sent to #27.
- A question was received from SL #16 to ask about displaying or hanging prayer flags on their balcony. Council discussed whether the bylaw about not hanging items of clothing, etc. would be applicable, or if the flags would be similar to other kinds of hanging decorations like lanterns or lights. Sherry will follow up with the unit to get clarification and to review with them.

11. Adjournment

With no other new business, the meeting was called for adjournment at 8:50 p.m.

The next strata council meeting will be scheduled for March 9, 2021.

Submitted by Christine Rowlands.