

COUNCIL MEETING MINUTES September 29, 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 विमे वेले हिम ए पुरसबा करबाए

Attendance: Sherry Baker, Joanne Purser,
John Verchomin, Kirbee Parsons, Dave Brown,
Dustin Brisebois

Regrets: Christine Rowlands

1. The meeting was called to order at 7:00 p.m. meeting 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. Following review of the minutes of the strata council meeting held July 22, 2020, it was moved and seconded to adopt the minutes.

4. Financial report

President Sherry Baker presented the year-to-date comparative income statement up to September 28, 2020. The report was accepted as submitted.

David Brown will become a signing officer at the bank and Ken Young will be removed.

5. Gardening report

The arborist visited and recommended replacing two spruce trees and one magnolia tree, as they are not healthy. BC Plant Care will visit the site on October 7 to provide a quote for the trees and the labour. This work is necessary to receive the \$5,400 deposit the city is holding.

6. Business arising from previous minutes

Maintenance:

- Rodent and ant activity has been reduced by Orkin.
- Painting is scheduled to begin by the end of October.
- The leak at the stairwell on the north side of the building is being worked on. The hole for the drain has been cored and sealing of the concrete and drain tiles will follow.
- The leak on the 5th floor is being reviewed.
- Lights in the hallways have been cleaned and all lights checked.
- Roof repairs have been completed on the flat roof.
- Gate #3 has been replaced and the Nurses Lodge strata will be invoiced for 9% of the cost.
- A quote for replacing/repairing the carpet in stairways will be obtained.
- All work in and around the building will require a written report including a) scope of work, b) schedule and c) budget.
- Carpet cleaning has started.
- Cleaning of parkade has started.
- Locks on the doors leading to the parkade must remain locked as per building code.

7. New Business

- New bylaws will be proposed at the next AGM:
 - Move-in damage deposit of \$500.
 - Borrowing money from contingency reserve fund to pay for insurance to save finance charges.
 - Requesting proof of insurance from each unit.
- The quote for insurance was received in the amount of \$90,834. The increase in deductibles will be distributed and posted on our website and each unit will be responsible to ensure their insurance is adequate.
- The insurance will be paid by borrowing \$50,000 from the contingency reserve fund and this amount will be repaid prior to end of fiscal year end. This will save finance charges.
- A notice will be posted for all bikes to be returned to the bike lockers. Each bike will require a tag placed either on the handlebars or the underside of the seat.
- A notice will be posted requiring all parking stalls to be cleared of everything except a motor vehicle.
- A new document template for bylaw infractions has been adopted.
- The three infraction letters that have been sent to SL #19, #21 and #27 will be answered with a warning letter.
- The incident with SL #13 will be settled with a warning letter.
- Vote to waive or obtain a new depreciation report will be added to the agenda for the AGM.
- Installation of internet in strata office will be looked into. This will allow all documents to be recorded on the office computer.

8. 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.

- Letter from SL #28 was reviewed, and John Verchomin will follow up on door to elevator room.
- Letter from SL #37 was reviewed, and the council agreed that a receptacle for cigarette butts at the bus stop will be looked into.
- Letter from SL #26 was reviewed, and the owners will be reimbursed their expenses.
- Letter from SL #36 was reviewed, and an infraction letter will be sent to SL #19.

9. Adjournment

With no other new business, the meeting was called for adjournment at 9:22 p.m.

Submitted by Christine Rowlands