

COUNCIL MEETING MINUTES December 8, 2020

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 विषय बरवे बिसे वेले हिम ए पुरसबा करबाए

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

Regrets: none

1. The meeting was called to order at 7:18 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. Following review of the minutes of the strata council meeting held November 10, 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 November 30, 2020.

We have received notice from Waste Control Services that their service fees will be increasing in January 2021 due to a 3.2% increase in Metro Vancouver tipping fees.

Our contract with Richmond Elevator is also coming up for renewal at the end of its five-year term in February 2021. As they are the manufacturer of the elevator and have provided good service, we recommend renewing with them.

The report was accepted as submitted.

5. Gardening report

BC Plant Health visited and replaced the three trees on November 26, 2020. The consulting arborist is currently filing a report on our trees' health to support recovering our bond back from the City of New Westminster.

6. Business arising from previous minutes

Maintenance:

- Painting of hallways is almost finished and comments from residents have been positive. It was noticed that we need to paint the exit doors a different colour, and the contractor has provided a quote of \$5,000 for the additional work. This can come from the CRF.
- DSN Safety conducted fire alarm testing today (December 8). There was no in-suite testing due to COVID-19. They will return on December 11 to finish the inspection and resolve a couple of issues found.
- Carpet cleaning is almost finished.
- We will contact our pest control contractor for help with birds nesting in the fifth-floor eaves.
- Continuing with the audit of keys and FOB access, it is recommended to change some of the locks to areas such as the elevator room, electrical vault and offices, and putting a sign-in process in place for people who have building keys. Sherry has spoken to Accurate Security about changing locks and keys, and Joanne will provide a template for the sign-in sheets.

Bike locker audit:

- Dave and John have completed the bike audit and there were only two bikes left untagged. These bikes will be removed unless claimed.
- It was also proposed to adapt the sign notifying residents of the bike audit and post it on the bike locker doors permanently to help ensure new residents know to obtain a tag.

7. New business

- Due to Technical Safety BC regulations, we will need an electrical contractor to inspect and sign off on our electrical system twice a year.
- Dog waste was left outside of the elevators on 4th floor. A sign was posted reminding owners of their responsibility to clean up after their pets.

8. 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.

- Letter from SL #36 was reviewed regarding several incidents of noise disturbances from the neighbouring unit. ~~As 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~~ A bylaw enforcement letter will be sent to SL#19. [Edit per meeting minutes of Feb 9, 2021.]
- Letters from both SL#19 and SL#46 were received about an incident stemming from disagreement about use of the front door loading zone. Council agrees this area is **not** to be treated as a 15-minute parking zone, but for active loading and unloading only and with awareness that the area should, as much as possible, be kept clear in case of emergency. It is suggested that

clearer signage is needed – Sherry will check with the towing company to purchase new signs.

- Letter received from SL#42 that reported the new recycling program is going well, with volunteers taking glass, styrofoam and plastic bags to the depot on a regular basis.

9. Adjournment

With no other new business, the meeting was called for adjournment at 7:55 p.m.

Submitted by Christine Rowlands.