

**COUNCIL MEETING MINUTES Monday, June 10, 2019
14 ROYAL AVENUE EAST- BCS 1676**

LOCATION:

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

**STRATA COUNCIL
2019/2020**

PAST PRESIDENT
Bob Logan - #305

**TREASURER/
INTERIM PRESIDENT**
Sherry Baker - #106

SECRETARY
Ken Young - #512

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

बहुती महत्वाची विषय वरचे विषे वेळे टिम र्ण सुचेश वरवर्ण

Attendance: Ken Young, Dustin Brisebois, Sherry Baker, Dave Brown, John Verchomin, Christine Rowlands

Absent: Bob Logan

1. The meeting was called to order at 7 p.m., with a quorum established.
2. It was moved and approved to adopt the agenda prepared by Sherry Baker.
3. It was moved and approved to adopt the minutes of the January 29, 2019, council meeting.
4. **Redistribution of responsibilities:** Bob Logan has resigned as president of the strata council. Ken Young made a motion to nominate Sherry Baker as interim president. Sherry accepted the nomination and council unanimously approved.

Sherry prepared a list of duties that Bob had performed, and council decided how to redistribute the responsibilities among the council and which could be performed by other volunteers.

All council members will need to train or re-train in fire alarm and power outage procedures.

5. **Financial report:** Sherry Baker presented the year-to-date financial statements (to May 31, 2019). The budget for legal fees was less than anticipated due to our settlement with Super Save (see #8), while electricity and repairs and maintenance were higher due to the recent power washing and gutter replacement. It was noted that we saved some money doing both projects with the same hydraulic lift in place.

Water and sewer costs have also gone up; Sherry will inquire with the city the reasons for the increases.

6. **Gardening report:** Northwest Gardening has treated the lawns for the chafer beetles, which seems to have been effective.

Dave Brown and Don Baker will prune trees that are over 20 feet tall, as the gardeners don't do this.

Our application to the city to remove and replace the nine trees along the driveway was approved. We have drafted a tree replacement plan, and our permit requires an arborist to plan for and supervise the removal of trees and planting of replacement trees. We will ask the consulting arborist who helped with the application for an estimate to act as the project arborist. Council would like to see the tree replacement project completed in the fall, if possible.

Lastly, as the fences on the ground level are over 10 years old, we should conduct a survey to identify where repairs or replacements of sections may be necessary.

7. **Maintenance report:** Ken Young updated the status of projects.
 - Gutter replacement: 4-inch gutters were replaced with 5-inch gutters and downspouts, which should help eliminate some of the drainage problems observed.
 - The LED light replacement project is now finished, along with the painting of the mailroom, lobby and amenity room.
 - Upcoming projects include painting of the hallways (through rest of 2019), repairing the deck of #506 and testing the irrigation system.
 - The installation of solar panels has been postponed for time and priorities of other projects such as painting and tree replacement, as well as finding the right equipment (i.e. rain panel technology) and service providers for the project.
8. **Update on Super Save dispute:** Super Save has accepted the settlement of the claim for \$3,000. We're awaiting the final notice of withdrawal from Super Save dismissing its claim against the strata.
9. **New bylaws and rules:** Sherry will send the amended bylaws approved at the March 27, 2019, AGM to the strata lawyer to be officially registered with the Land Title Office.
10. **Bylaw enforcement and fines:** Council discussed the process for bylaw enforcement and fines, especially in regards to ongoing disputes between neighbouring units. Although many have successfully mediated with help from strata, the BC provincial website provides some guidance on available actions for escalated disputes, including strata council hearings, issuing fines or using the Civil Resolution Tribunal.
11. **Strata newsletter:** we need to prepare a summer issue. Ideas include current project updates, the tree replacement project and the new bylaws, especially in regards to new rules on smoking and short-term rentals. Christine will prepare and distribute by the end of June, with contributions from other council members.

12. **New email address:** Our new strata email is victoriahill@shaw.ca. We will prepare a notice to ask all email correspondence to be sent to this address, and official strata communications should also be routed through it.
13. **Correspondence:**
- Several emails have been received from #313 about loud music from #213. As #213 has been previously fined for similar nuisance noises, another fine will be issued.
 - A letter was received from #413 in response to a bylaw complaint letter issued about noise. It graciously outlined how they used the suggestions in the letter to reduce some noise transfer to their new neighbours.
 - #507 has written emails on a number of topics, most recently about the powerwashing of decks. The service of washing decks has been offered seasonally by a resident and not through the strata. Residents are responsible for cleaning their own patios.
 - A resident on the 4th floor wrote a letter of complaint about powerwashing from above (June 3). Residents are reminded to inform their downstairs neighbours when they plan on powerwashing, so that others can move furniture or plants away from possible water dripping down.
 - #203 was concerned about strata fees not coming out on the first of the month; however, Sherry Baker notes that they have always been taken out on the 5th of the month.
 - It was noted that the former residents of #513 have moved out, but didn't pay for their smoke detector.
 - #505 generously donated a cheque for \$400 this past Christmas. Ideas are sought for how we could use it to the benefit of the building.
14. **Report from Rick Hansen Foundation:** We received an 81 per cent approval rating (gold) for our accessibility assessment of the building. No further action needed at this time.
15. **July BBQ:** a date was set for the annual barbecue for July 28, 2019.
16. **Adjournment:** With no other new business, the meeting was called for adjournment at 8:38 p.m.

Submitted by Christine Rowlands.