

COUNCIL MEETING MINUTES June 17, 2021

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

Amenity Room
14 Royal Avenue East
New Westminster, B.C.

STRATA COUNCIL

2021/2022

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 बचने विषये बेलें हिम एा पुरसंवा करवाएँ

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

Regrets: Dustin Brisebois

1. The meeting was called to order at 7:15 p.m. with a quorum established.
2. Following review of the agenda, it was moved and approved to adopt the agenda.
3. The minutes of the strata council meeting held May 25, 2021, were reviewed and approved.
4. **Financial report**
Sherry reported on the financial statements up to May 31, 2021. Our contingency fund continues to be healthy and the resolutions to withdraw funds for gutter repairs/replacement and patio/deck repairs were approved at the SGM preceding this meeting.

5. Gutters and patios

With the resolutions passed:

- We will contact the gardeners to assess and repair the garden-level patios.
 - We will contact Amber Fly to repair the third-floor deck specified in the resolution.
 - Other decks in the building will still need to be assessed for condition and need for repairs in future. It is noted that some may have been damaged due to water leakage.
- We will contact Well Hung to review the details of the gutter replacement work, includes diverters, proper fastenings of downspouts to gutters, inspection of problem areas and the use of leaf screens.

6. Maintenance

- Emergency lights and fire extinguishers have been tagged with a pass, and the batteries have been replaced by DNS.
- The infrared scan of the transformer has been done by Accurate Power Group, as well as infrared readings of the meters in the hallway closets. The contractor will be sending a report. We will require a one-day power outage in about 6 weeks for maintenance. Notices will be provided closer to the date.
- Council is updating the general maintenance document for work to be done around the building on a monthly/quarterly/annual basis. It is noted that all plumbing, electrical and life/safety/liability work is to be done by certified and insured contractors. The document will be circulated by email after the meeting for review/input.

7. Bylaw infraction letters

- There were no outstanding infraction letters this month.

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.

- Strata council was cc'ed on an email from SL#19 to SL#36 regarding trying to communicate about noise and about the possibility of allowing SL#19 access to another suite to see if noise transfer occurs from another floor. Council does not feel the request to access another suite is feasible. With the exception of first-floor suites that have concrete structure above them, most residents in our wood-frame building – council members included – experience noise transfer from their neighbours' suites.
- We have received an email from Novus, an internet service provider, about connecting our building to the fibre optic network [BridgeNet]. Sherry will forward the documents to council members for review.

9. Adjournment

With no other business to discuss, the meeting was adjourned at 8:25 p.m.

Submitted by Christine Rowlands.