

Strata Council MEETING MINUTES Wednesday, October 7, 2015

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2015/2016

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

BYLAWS

SECURITY

Ted Yeadon - #417

AT LARGE

Dave Brown - #104

John Verchomin #414

Dustin Brisebois#101

**FOR CONTACT INFORMATION
AND MINUTES PLEASE 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

सुधी सूचना विद्या वरवे विमे केले एस ए सुकेष वरवर

Attendance: Bob Logan, Sherry Baker, John Verchomin, Dave Brown, Dustin Brisebois, Ted Yeadon, Christine Rowlands

1) Call to order

The meeting was called to order at 7:00 pm, with a quorum established.

2) Adoption of agenda

Following review of the agenda, it was moved and seconded to adopt the agenda as prepared by the president, Bob Logan.

3) Adoption of previous minutes

Following review of the minutes of the council meeting held June 17, 2015, it was moved and seconded to adopt the minutes.

4) Business arising from previous minutes

Repairs to ceiling on fifth floor have yet to be carried out.

Damage to the bicycle storage area adjacent to Gate 1 has been rescheduled again.

5) Financial report

Treasurer Sherry Baker presented the year-to-date comparative income statement up to September 2015.

We continue to be on track for the year with the budget. Our annual insurance premium was paid on October 1, 2015, with an increase from last year of \$400. This represents an increase of only 1%, whereas it was projected to be a 10% increase. So this is very good news.

Our contingency fund continues to be healthy and was \$211,178.34 as of September 30, 2015.

6) Gardening report

The pruning of hedges and some of the trees is being considered. During the windstorm in August, the poplar trees in front of the building facing Royal Avenue were hitting the side of the building near suite 305. It was suggested that we cut down these three trees and replace them with slower-growing evergreen trees. Strata council voted in favour, pending discussion with the tree service.

It was also noted that trees along our front walkway and on some ground-level lots need pruning, as you need to duck the branches when walking under some of them.

Dave reported that the chafer beetle treatment was done on the lawns.

Some of the hedges around the fence appear to have been damaged by the summer drought. Dave suggested replacing, but as it is now fall, we can probably wait until spring to determine if those plants are actually dead and need to be replaced.

Dave also tabled the idea of purchasing tree bags to irrigate them during droughts. It may be cheaper to buy them now that the season is over, and store them. They cost \$35 and Dave thinks we need six bags. It is cheaper than replacing trees! Strata voted okay to the idea and Dave will investigate further.

Postscript: Dave reported via email after the meeting that the bags were suitable for trees with up to an 8" trunk, and ours are about 9" to 12". He will discuss further with Paraspace, our landscape contractor, about how we can prepare for and mitigate drought conditions in our trees.

7) Building Security

We have eight volunteers who conduct daily security patrols around the building. Many thanks to all who help out with this.

Reliable Security was here to attend to the video surveillance cameras. One camera requires replacement and Reliable are attending to that. It was noted that cameras are original to the building (10 years) – so Bob will check with company about the possibility of other cameras needing replacement.

The new computer system for the FOB system has been problematic. Dustin will see if he can troubleshoot in the next week or so.

8) New business

Maintenance:

The following has recently been carried out:

- Gutter cleaning was done on October 1, 2015
- Carpet cleaning was done week of October 5

We shall be scheduling to following work to be carried out:

- The annual fire suppression system inspection will be on October 14, 15 and 16.
- Clothes dryer duct cleaning – the fifth floor will be done on October 14 with balance of building to be done November 9, as it doesn't require access to suites on floors 1-4
- Cleaning of the parkade and driveway is on October 22 – residents are reminded they will need to move their cars, or will be towed. Strata will post additional notices to make everyone aware.
- Window cleaning - to be scheduled
- Sidewalk cleaning is an ongoing process carried out by strata with our power washer

Gardening and landscaping: John, Don Baker and Dave met with Evan Lewis from Onni on September 14, 2015, regarding the gardening work to be carried out on the property adjacent to our building for the new development. Onni have agreed to add to the sprinkling system from the stairs to Royal Ave. and complete the lawn. From the area below the stairs Onni shall be completing the garden work so that there will not be any problems with the raised areas around the manhole covers. It was suggested that we create and post signs reading "Private property – use at your own risk" at the top of the stairs and near where the pathway from the new building connects with ours. Strata voted in favour.

Waste removal: We have been having an ongoing problem with Super Save regarding our garbage bins. They are still getting left out long after collection, and the new person who hauls the bins for Super Save has arbitrarily chosen to take only one garbage bin out per week if they are not both full. They also have been observed not taking care with the bins to avoid damage, such as to the wheels, while hauling. This happened again on September 30 and a letter was sent to Super Save advising them yet again that this is not satisfactory performance. We shall continue looking into an alternate company for garbage removal.

Miscellaneous: A water leak has been reported coming down around the outside of a pipe on P1, adjacent to parking stall no. 54. The pipe seems to be in good condition and it's an intermittent leak, possibly a grey water line or rainwater drainage. Besco will determine what action needs to be taken to resolve this problem.

We have had complaints about pigeons trying to nest under the eaves above the patios on the fifth floor. Don Baker will look into this matter and see what can be done to deter the birds from attempting to build a nesting spot, such as lining the undersides with chicken wire or similar solutions.

Dustin also reports sightings of mice on the 1st floor.

The idea of posting a notice about electric vehicles was discussed again. We do not have charging capacity for these, so residents should be made aware that if they are considering these vehicles, they cannot be recharged on-site. Bob has drafted an item, which Christine will edit and make available on our website and mailroom bulletin board.

The Nurse's Lodge has been billed for their share of power for lighting and gate in the parkade. They also pay a portion of snow removal. It is noted that this bill is always paid promptly

Depreciation Report: A meeting was held in September with John, Sherry and Bob with John Niederost of Aqua-Coast Engineering to review the draft Depreciation Report we received in the spring. The concern was with funding some of the financial scenarios in the draft. Aqua-Coast will now revise the report and submit the final copy. We will present the report with a couple of revised scenarios and financials to the owners at the next AGM in March.

Rentals: We have been made aware that many stratas are having problems with owners using their apartments as B&Bs when they are away (i.e. AirBnB). These kind of short-term rentals are not allowed in our building. Our bylaws (see 42(a) to (c)) state that rentals must be on leases at least 6 months long and no longer than 12 months. Two suites are allowed to rent on these terms at any given time, and must have a Form K from strata. Fines for contravening these rules are \$500 a week.

9) Adjournment

The meeting was adjourned at 8:15 pm.

Submitted by Christine Rowlands, Secretary

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