

COUNCIL MEETING MINUTES – November 7, 2022

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2022/2023

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith -

Mike Henrey - #103

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

ਗੁਰੀ ਜਦਕਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: David Brown, Sherry Baker, Christine Rowlands, Dustin Brisebois, Mike Henrey

Regrets: Nick Shears, Twyla Smith

1. The meeting was called to order at 6:30 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the strata council meeting held September 8, 2022, were reviewed and approved.

4. Financial report

- Sherry reported on the financial statements up to October 31, 2022. As noted in the last minutes, we signed with a new insurance provider effective October 1, so have saved significantly on the premium. (Insurance summary is posted on the website.)
- Dryer duct cleaning, garbage and landscaping are all slightly higher this month, but are on track for the budget.
- A GIC (\$111,000) for the contingency fund is maturing this month. With current interest rates being high, approval was sought to reinvest into a new term deposit to take advantage. Council approved this request.

- Christine and Nick to be added as signatories on the chequing account; this will be arranged shortly.

5. Gardening

- The sprinkler system has been flushed and winterized.
- We have lost some shrubs due to the late drought and watering restrictions. We will need to plan and budget for re-landscaping some areas in the spring.
- One circuit of exterior lights is still out in the back of the building; this will be looked at.

6. Maintenance

- Dryer duct and carpet cleaning was done in October.
- Our electrical operating system license was signed off by Nightingale Electric.
- A leak from the roof into SL58 and the vent on the 5th floor was repaired, and was caused by the vent in the roof being exposed. The roofer has suggested doing a drone survey to look for similar spots where vents aren't properly covered.
- Window cleaning will be done in the spring; we will try to schedule for March.
- We are due for parkade cleaning; it was suggested to get a quote from a contractor to perform the work rather than doing it ourselves again.
- A pipe on P1 near the garbage room is leaking and may need replacement. This will be monitored.
- We sent photos and asked Besco to look at the garbage room fan. They quoted about \$1,100 and have placed an order for it.
- In preparation for snowfall, we've ordered ice melter and asked Bob Coleman to ensure snowblower is in working order. We still have five snow shovels at the ready.

7. Correspondence and bylaw infraction letters

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.

- A response to a bylaw infraction letter was received from SL23 indicating they will comply with the smoking bylaw. A letter will be sent to close the matter.
- SL23 also sent a request to install a heat pump in their unit, including all paperwork for the equipment, contractor and signed form for assumption of liability. A letter of approval will be sent.
- SL19 sent an email expressing dissatisfaction with how a noise complaint was investigated. Council discussed ways we can improve this process in the future.
- SL68 wrote to offer the donation of an organ for the amenity room. The offer was declined.
- Council members have noticed an increasing number of items being left in parking stalls. This is a fire risk and we can be fined if the fire department were to conduct an inspection. Bylaw infraction letters will be sent to the strata units owning these stalls.

8. Other business

- Christine drafted a maintenance survey and discussed changes with the council. After changes are made, the survey will be printed and distributed to all units.
- We would like to have the annual Christmas party for kids again this year. After discussion of timing and logistics, it was decided to set it for the afternoon of December 17, 2022.
- The next strata council meeting will be set for Monday, December 5, 2022.

9. Adjournment

With no other business to discuss, the meeting was adjourned at 7:50 p.m.

Submitted by Christine Rowlands.