

COUNCIL MEETING MINUTES – January 8, 2024

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2023/2024

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

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 ਜਲਦੀ ਵਿਚਾਰ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: David Brown, Sherry Baker, Christine Rowlands, Mike Henrey, Nick Shears, Twyla Smith, Dustin Brisebois

Regrets: none

1. The meeting was called to order at 6:34 p.m. with a quorum established.

2. The agenda was reviewed and approved.

3. The minutes of the November 6, 2023, strata council meeting were reviewed and approved.

4. Financial report

The financial statements up to December 31, 2023, and term investment summary were reviewed.

- We did not have any units sold in 2023, so remotes and keys revenue was below budget.
- The dryer duct cleaning is still to be done, so that budget item has not been spent.
- The CRF is up about \$5,000 with interest maturity on GICs, and there is further interest to be paid in March and June.

5. Gardening report

- The lawns have been getting a little “chewed” by chafer beetles + crows lately; hopefully, the forecasted freeze should halt their action.
- We will be talking to the gardeners in February about the 2024 contract, and expect the usual COL increase.
- Dave is talking to Don Baker about tidying up around the outdoor equipment shed.
- Regarding an increasing incidence of dog waste left around the grounds, Dave is also proposing getting some additional “pick up after your pooch signs” and placing strategically around the grounds and grassy areas.

6. Maintenance reports

- Elevator doors have been noticed to be “sticking.” Richmond Elevator will be called to inspect as part of their service contract.

- Parkade gate #3 has also been getting stuck. We will investigate.
- Exterior lights have been noticed staying on all the time – Nightingale Electric will be looking at the relay switch/controller.
- A light also needs to be replaced on the exterior door of stairwell 2.
- For the make-up air unit, Besco has quoted about \$1,700 for fixing the solenoid. Nick also suggested having them inspect/repair the sheet metal on the adjacent ductwork.

7. Roofing quote

We've had two roofing quotes, one from BestWest and one from K2. The one from K2 was lower (\$307,000) and its representative came in to give a presentation to the strata council on the options and what would be involved in the project. Our existing roof is nearing 20 years old, the expected life expectancy in the depreciation report. Council approves the recommendation to go ahead with the roofing project in 2024, contingent on funding being approved at the next AGM.

It was discussed whether this project could be funded from the CRF or a combination of a special levy and the CRF.

8. AGM

The date and proposed resolutions for the AGM were discussed. With the roofing project being targeted for spring and summer, it was decided to hold the AGM on February 26, 2024. Notices would be aimed to go out on February 5, three weeks in advance, per the Strata Property Act.

9. Novus in guest suite

We haven't had further word on the Novus installation of Wi-Fi in the guest suite since September – Mike to follow up again in January.

10. Correspondence and bylaw infraction letters

Reminder – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to 14victoriahill@gmail.com with your name and unit number. You should receive a response in 48 hours.

- SL37 reported hearing “mice sounds” in the ceiling and seeing a mouse on their balcony. Orkin pest control will attend to investigate.

11. Other business

- Dustin requested a window repair in his unit (#101).
- Noting that the wooden fences also have a 20-year lifespan, it has been noticed that some of the posts are rotting. Full replacement may not be necessary, but repairs are needed.

The next strata council meeting will be February 5, 2024.

12. Adjournment

With no other business to discuss, the meeting was adjourned at 7:26 p.m.

Submitted by Christine Rowlands.