

**COUNCIL MEETING MINUTES – June 8, 2026**

**14 ROYAL AVENUE EAST – BCS 1676**

**LOCATION:**

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

**STRATA COUNCIL**

**2026/2027**

**PRESIDENT**

*Nick Bakalos - #415*

**TREASURER**

*Sherry Baker - #106*

**SECRETARY**

*Christine Rowlands - #411*

**AT LARGE**

*Mike Henrey - #103*

*Jeremy Boudreau - #407*

*Kathy Slocombe - #216*

*Fauve Moore - #205*

**FOR CONTACT INFORMATION**

**AND MINUTES VISIT**

[www.14victoriahill.com](http://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

**महती महत्वकी** किरण करके किराे केलै किम एा कुरलम करारु

**Attendance:** Sherry Baker, Christine Rowlands, Nick Bakalos, Kathy Slocombe, Fauve Moore, Mike Henrey, Jeremy Boudreau, David Brown

**Regrets:** none

1. The meeting was called to order at 6:32 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. May 11, 2026, strata council meeting minutes were approved.
4. Announcement from Jeremy that he is resigning from council due to imminently moving out and selling unit. There will now be effectively six full members of council until the next election or appointment.
5. **Financial report**
  - Scotiabank still hasn't sent documents for a third signing officer. We will follow up with the bank officer again.
  - Sherry reviewed the financial statements to May 31, 2026. The contingency fund is currently at about \$354,000. A few items were high, bank charges will be followed up on. Going over the repairs and maintenance spreadsheet for details, dryer vent cleaning was about \$75

over and window cleaning was \$196 over. The garage door was high this month due to repairs to P3 door and landscaping high due to new soil delivery.

**6. Gardening report**

- Luigi the carpenter has repaired/replaced several fence posts and added new caps, as well as repairing gates, at a cost of \$1,800.
- We had requests from SL1 to prune the large heritage tree said to be overarching their yard. However, unless there are branches actually contacting the building or there is a safety issue, this would require the extra cost of permits.
- Stage 3 Metro Vancouver water restrictions came into effect today (June 8), prohibiting lawn watering as well as car washing or power washing. The hose in the car wash area is to be removed/shut off. Volunteers continue to hand-water the trees and shrubs around the building, which is permitted.

## 7. Maintenance reports

- **Dryer duct (SL1)**—Repairs are underway to remove the blockage from the vents and remediate water leakage from condensation and damages to the ceiling. As the duct is in the ceiling between units, it is a strata concern.
- **Gutter cleaning**—Well Hung is coming on Thursday, June 11 to clean gutters.
- **SL14**—The ongoing problem with waste backing up into this unit's sinks and pipes has been determined NOT to be coming from a neighbouring unit, but from somewhere else in the building (possibly the common stack) and is thus a strata repair. We will hire plumbers to try to get this dealt with as soon as possible.
- **Transformer cleaning**—Accurate Power Group cleaned the transformer on June 5. It went off without a hitch and was performed even more quickly than expected, with power turned back on by about 1:30 pm (instead of 3 pm). This service is done about every five years.
- **P3 door**—We found a new vendor for the garage door service, and repairs on the door were completed at a cost of \$1,200 and seems to be functioning normally again.

## 8. Hot water tank replacements

The hot water tank project has been completed, although two units received hot water tanks that were defective (element burned out) and will have be replaced via warranty with John Wood (manufacturer).

## 9. 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](mailto:14victoriahill@gmail.com) with your name and unit number. You should receive a response in 48 hours.

- A complaint was received about the guest suite being left dirty between guests (renter and guests leaving garbage behind, not reporting a flooded sink). The previous renter was contacted and will be charged a \$100 cleaning fee, as per the rental agreement posted in the suite and shared at the time of picking up keys. Some ways of ensuring the rental agreement is read and acknowledged were discussed, such as signing a copy when picking up keys or having an online version e-signed during the booking process.
- The City of New Westminster sent a letter requesting that we have “backflow assembly” inspected (by DSN), but the city is charging about \$30 to file a form they require to state whether it passed. Sherry is trying to get answers from the city on why we need to pay such a fee.
- Two units being put up for sale (SL39 and 47) require a Form B.
- SL50 has contacted SL33 about the water leak supposedly coming from their shower and emailed strata about arranging a meeting with a plumber. As this is between the two units, the owners should contact a plumber and/or insurance themselves. Strata does not need to attend such a meeting, but can be kept informed.

## 10. Other business

- The date for the annual summer barbecue was discussed and settled on Saturday, July 11. We have a barbecue and propane for hot dogs/hamburgers, and the cost comes from the returnable bottle fund. People also often BYOB and bring salads, desserts, etc.
- The next council meeting is scheduled for July 13, 2026.

## 11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:39 p.m.

Submitted by Christine Rowlands.