

COUNCIL MEETING MINUTES – January 13, 2025

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2024/2025

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

Nick Bakalos - #415

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 ਜਲਦਕਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

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

Regrets: Twyla Smith

1. The meeting was called to order at 6:34 p.m. with a quorum established.
2. The agenda was reviewed and adopted.
3. The minutes of the December 8, 2024, strata council meeting were approved.

4. Financial report

The financial report to December 31, 2024, was presented. The CRF is quite healthy at about \$295,466, considering the roof replacement. We had good returns on the GICs this year, as well as a higher-than-usual guest suite income of \$12,000.

The income statement shows we are projected to end the fiscal year with a deficit of about \$19,000, due to a few factors, including:

- **fire protection:** \$2,000 for regrading and installation of low points in sprinkler system to help drain any water that might collect.
- **fitness centre:** \$3,000 for treadmill belt repair and \$1,100 for new keypads, buttons and bike seats on equipment.
- **gas:** billing tends to increase to about \$790 for hallway heating/ventilation for colder months of the year, plus FortisBC increased gas rates by about 17% recently.
- **insurance:** \$25,000 deductible paid for flooding restoration.
- **mechanical:** about \$2,500 for replacing fans and motors in makeup air unit for common area heating/ventilation.
- **office expenses:** \$1,900 for a new office computer and accounting software (standalone, as new versions only available via web-based subscription), as well as prepaying for several years of domain name registration and web hosting service for our website.
- **security (FOBs and intercom):** \$3,900 for a new computer and software for FOBs and access control.

5. Gardening report

- Dave has asked the gardeners for a quote for fence and drain rock repairs/replacement – we are still waiting on their proposal.
- We have noticed some chafer beetle damage on the lawns. Some mitigation has been done, but chemical treatments are \$500-\$1,000, and usually done in warmer weather.

6. Maintenance reports

- **Dryer duct cleaning:** Done mostly from the exterior on January 6 and 7.
- **Gutter cleaning:** This went well, and there was actually not as much debris as anticipated, as the roofers had cleaned up a lot already. Mostly the gutter cleaners had to flush out the downspouts.
- **Intercom:** Reliable has quoted about \$1,000 for the replacement of the broken keypad and microphone. It is not known what some weather resistant housing for the unit would cost. We also inquired about the upgrade to allow access from cellphones. It seems as if it would possibly just require a new phone line and some hardware at a relatively small expense, but will be confirmed.

7. Review of draft AGM package

The date for the next AGM was set for March 10, 2025, with notices to go out by February 10. We reviewed and discussed the draft meeting package, including budget and strata fee schedule.

8. 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.

- Nothing to report.

9. Other business

- Nick B. reported that the Calendly app can be used for free (for one type of booking/view) and can be integrated with websites. He will continue to work with Dave/Sherry to see how it could be integrated with the booking process for the amenity room and/or guest suite.
- It was brought forward that we need more security team volunteers and also clearer information about where/how/to whom issues can be reported. We will call for more volunteers at the AGM and also look at how the paper log can be updated to electronic means.
- The next council meeting is scheduled for February 3, 2025.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 8:02 p.m.

Submitted by Christine Rowlands.