

COUNCIL MEETING MINUTES – August 10, 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

Kathy Slocombe - #216

Fauve Moore - #205

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 ਜਲਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Sherry Baker, Christine Rowlands, Nick Bakalos, Kathy Slocombe, Fauve Moore

Regrets: Mike Henrey, David Brown

1. The meeting was called to order at 6:40 p.m. with a quorum established.
2. The agenda was reviewed, an item was added about the guest suite, and adopted.
3. June 8, 2026, strata council meeting minutes were approved.

4. Financial report

Sherry reviewed the financial statements to July 31, 2026. The contingency fund is currently at about \$365,000. We are over budget by about \$28,000 YTD, due to repairs and maintenance and landscaping, specifically dryer vent repairs at about \$4,677, electric vault cleaning (done every five years) at \$7,500, a new motor for the garage door at \$500 and fire protection costs at \$500 over budget.

5. Gardening report

Northwest provided a proposal to remove the ivy and brambles around the heritage tree and put in new lawn around it. This would cost about \$1,850 + GST. It was further proposed that we might use money from the bottle return fund (currently at about \$3,000) to pay for this upgrade. There were some questions about the effectiveness of removing the brambles and ivy (as they can be quite persistent), ongoing maintenance cost, what the process would be, and the protection for the new tree when this work is carried out. Pending satisfactory answers to these questions, it was voted on and approved to use bottle fund monies for this work.

6. Maintenance reports

SL14—The process of finding the source of and repairing the problem with waste backing up into this unit's sinks and pipes is ongoing. Preliminary investigation by Ken Y. has found pipes that have been corroded, possibly by the presence of drain cleaners, and clogging.

- Related to this, there was discussion about doing an education or newsletter addressing the issue of taking care of the plumbing and drainage as the building ages. Even if taking care not to let rice/pasta, cooking oil, kitty litter, coffee grounds, hair, lint, etc. go down the drains, it can still build up over time and cause blockages and backups. Drain cleaners should NOT be used either,

as they can corrode pipes. Measures that strata can take to help residents mitigate these problems were discussed, as residents are generally responsible for the pipes and plumbing in their units.

7. Electrical Planning Report

Opal Engineering provided a draft of the Electrical Planning Report, which cost \$4,500. We reviewed the report and identified several items that needed clarification, correction or seemed to be missing. We will compile the comments in a shared document to go back to Opal Engineering.

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.

- The correspondence mostly consisted of requests for FOBs and bookings for the amenity room.

9. Guest suite bookings

- Nick has created an amenity room booking calendar where people will be able to see availability, which is available by request or email.
- We are also introducing a cancellation fee, to be charged if a booking is cancelled within 48 hours of beginning.

10. Other business

- The next council meeting is scheduled for September 14, 2026.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:40 p.m.

Submitted by Christine Rowlands.