

COUNCIL MEETING MINUTES – April 6, 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

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

अवगत जानकारी विरल वरवे विसे वेले हिम एा एरलवा वरवाए

Attendance: Sherry Baker, Christine Rowlands, Nick Bakalos, Jeremy Boudreau, Kathy Slocombe, David Brown

Regrets: Fauve Moore

1. The meeting was called to order at 6:37 p.m. with a quorum established.
2. New council members Kathy Slocombe and Jeremy Boudreau were welcomed; Fauve Moore was away.
3. The agenda was reviewed and adopted.
4. The minutes of the January 12, 2026, strata council meeting were approved.

5. Financial report

We need to have a new third signing officer for the bank accounts at Scotiabank. This just involves signing up with the bank and then reviewing cheques and documents from time to time. Kathy Slocombe volunteered, so Sherry will contact the bank officer to start the process.

Sherry reviewed the financial statements to March 31, 2026. The balance sheet shows a contingency of \$342,805. The loss of \$22,000 on the comparative income statement at the end of year now shows as \$0, as it was taken from the CRF to even out, as voted on at the AGM.

Sherry also went through the P&L and comparative income statement showing where we are in terms of the budget for the year, highlighting some items that were higher last year, such as security (new intercom system) as well as lower (e.g., no gutter or dryer vent cleaning done in 2025, but will be done this year). Of particular note was the rising cost of NW utilities (garbage, sewer, water), which we feel should be questioned (i.e., inquiring with the city as to the cause for the increases year-over-year or perhaps comparing with other stratas). Nick B. volunteered to look into this and report back.

6. Gardening report

- Dave Brown and Kathy met with Bartlett Tree Services about the problem tree. They quoted \$3,750 + tax for cutting down and removing the tree. The fee includes submitting the required permits and applications. The cost of the replacement tree (1 required) was not included, but could cost about \$1,000 (including deposit), as Pacific yew trees are relatively rare. As sections of the tree have already broken off and branches are down, there is a risk of more falling down it the

tree is not removed. Sherry will ask that the trees be included in the depreciation report, so the cost of removal and replacement can come from the CRF.

- The increased cost for the gardeners was approved in the 2026 budget.
- The gardeners have quoted a cost of \$1,600 for new soil for the lawns in front and \$2,000 for the lawns in the back (limited common property for first floor). The cost for the back lawns will be paid/split by the interested owners.

7. Maintenance reports

- **Depreciation report and electrical planning report**—Met with AquaCoast on April 2.
- **Fire inspection/testing alarms**—DSN will perform this on April 8; deficiency report will be forthcoming. A “fire hydrant flush” (aka fire department connection hydrostatic test) has also been recommended, at a cost of \$2,400.
- **Carpet cleaning**—To be performed quarterly by Servus on April 8.
- **CO alarm system inspection**—Global Gas Detections came on April 6. They found 6 or 7 faulty connections (relays) to replace, which were around 20 years old.
- **Dryer duct cleaning**—National Air will be coming on April 27–29.
- **Gutter cleaning**—We will schedule Well Hung Gutters for this service in April or May.
- **Window cleaning**—Black Tie will be scheduled for this service on May 4–5.
- **Transformer cleaning**—This needs to be done about every five years. Accurate Power Group will be doing this work in May.
- **Electrical systems**—Nightingale Electric will come to do semi-annual inspection on April 9.
- **Rooftop ventilation unit**—Besco is pricing the replacement equipment (up to \$25,000, as voted on at AGM).
- **Garage door(s)**—We are looking for a new vendor for maintenance and replacing the box on Gate 3, as voted on at the AGM, as we have not been satisfied with Versatile.

8. AGM debrief

The AGM went smoothly, but was long (due to lots of discussion). All the resolutions passed, and minutes are posted on the website.

9. Hot water tank replacements

Some concerns were brought forward about the hot water tank replacement offer, including whether we would have enough participants (50) to qualify for the group discount at Andrew Sheret and about the implications of having a particular plumber attached to the offer. The strata should not appear to endorse or recommend any particular contractor, and some units want to have a different installer, at their own expense. So, it was decided to offer the option of buying just the tank and arranging your own plumber if desired. Christine will prepare a new form/notice, to be distributed as soon as possible so we can get an order of tanks in by mid-April.

10. Delegation of duties

- Nick Bakalos was nominated to act as president of the council; Sherry will continue in the role of treasurer. Nick will also continue to look after bookings calendar for the suite and amenity room.
- Kathy will handle Forms B and F when needed.
- Jeremy will take on some liaising with contractors (a list of current contractors was reviewed at the meeting.)

11. 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.

- An “anonymous” note was posted in the elevator regarding the garage gate being fixed; as noted above, such communications must be signed with a name and unit number to be officially considered. In any case, strata is aware of the issue of gate 3, it was voted on at the AGM, and the opening mechanism will be replaced in due course.
- SL1 wrote to express concern about vines growing over the hedge from SL2, which seem to affect hedge’s growth. We will have the gardeners look at the issue.
- Several residents are still asking for EV charging; we are at capacity now and will not be installing more until at least the electrical planning report is completed.
- A couple of units have also inquired about getting electric tankless water heaters; these may require switching the unit’s electrical panel due to the high amount of electricity required by this equipment, and thus will NOT be approved.

12. Other business

- Nick suggested editing the strata email properties and signature so it does not appear to be in Sherry’s name.
- Nick will also set up a new mass mailing email list from the email addresses we have on file, to help reduce the need to print and distribute notices.
- Concerns were expressed about the use of the backup generator during power outages. This unit is situated in P2 and has been turned on during outages to help power the garage doors and intercom/fobs. However, running the generator for awhile can lead to buildup of exhaust and carbon monoxide in the area. Having an “exposure control plan” developed, which would call for ventilation and monitoring, would not financially viable for the strata. If the generator is used, it must not be run any longer than needed to open the gates. However, new power supplies for the parkade gates, with battery backups, could negate the need for the generator. More discussion on this to come.
- The next council meeting was scheduled for May 4, 2026. (Note: in the interim after the meeting, it was decided to change this to May 11.)

13. Adjournment

With no other business to discuss, the meeting was adjourned at 8:21 p.m.

Submitted by Christine Rowlands.