

ANNUAL GENERAL MEETING MINUTES

Wednesday, March 27, 2019

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:
7:00 p.m. – Amenity Room
14 Royal Avenue East
New Westminster, B.C.

STRATA COUNCIL
2019/2020

PRESIDENT
Bob Logan - #305

TREASURER
Sherry Baker - #106

SECRETARY
Ken Young - #512

RECORDER
Christine Rowlands - #411

AT LARGE
Dave Brown - #104
John Verchomin - #414
Dustin Brisebois - #101

FOR

CONTACT INFORMATION

AND MINUTES PLEASE 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

सुधी महत्वकी विषय वरवे विसे वेसे हिम एा वुसेष वरवर

ATTENDANCE:

35 Owners registered and represented in person

3 Owners registered and represented by proxy

1. CALL TO ORDER

Bob Logan, Council President, called the meeting to order at 7:03 p.m. He introduced the other members of Council as follows: Sherry, Treasurer; Christine, Recording Secretary; Dave, Grounds and Gardening; Ken, Electrical and Mechanical Advisor; John, Architectural Advisor (absent); and Dustin, IT Specialist.

He also thanked Don Baker, our resident property manager, and volunteer security group and all owners who contribute time and effort to the community.

2. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

Prior to the start of this evening’s meeting, the roll was called and in accordance with the requirements of the Strata Property Act, Section 56, all proxies were certified. Also required by the Act, Section 48.2 is that a quorum, which consists of one-third of the Owners in good standing, be present either in person or by proxy for the meeting to proceed. There are 72 strata lots, of which 72 were in good standing. One-third of 72 is 24. There were 33 Owners represented in person and 4 by proxy and therefore a quorum was established. **Note:** 2 owners signed in, one of whom had previously submitted a proxy, after the quorum was established, bringing the total to 35 owners represented in person and 3 by proxy.

3. PROOF OF NOTICE

Section 45 of the Strata Property Act states the Strata

Corporation must give at least 14 days' notice of an Annual General Meeting, specifying the date, time, place and nature of the business. Section 68.1(3) states the notice given by post is deemed to have been given 4 days after it has been mailed. The notices of this evening's meeting were delivered or mailed to each Owner's last-known address on or before March 12, 2019, in accordance with the timeframe set out in the Act. Notices contained the agenda, a copy of the president's message, the proposed 2019/2020 budget, income statement, strata fee schedules, copy of the insurance summary and a proxy voting form. The Council President advised that proper notice had been given.

501 motioned to approve, 216 seconded the motion, and it was carried by a show of voting cards.

4. ELECTION OF CHAIR OF MEETING

Bob Logan advised that in accordance with the bylaws, that as the Council President, he will chair the meeting.

5. ADOPTION OF AGENDA

The meeting agenda was reviewed.

505 motioned to approve the agenda, 302 seconded the motion, and it was carried by a show of voting cards.

6. ADOPTION OF PREVIOUS MINUTES

302 motioned to adopt the minutes of Annual General Meeting held March 28, 2018, 507 seconded the motion, and it was carried by a show of voting cards.

7. COUNCIL REPORTS

Bob Logan read the president's report, the text of which was included in the meeting notice. The report included the information that strata had to replace part of our building security system at a cost of \$16,000. As it was an emergency replacement, the cost was paid from our contingency fund (in accordance with the Strata Property Act, sections 96 and 98).

A motion to approve this expenditure was made by 407 and seconded by 212, and the motion was carried by a show of voting cards.

Ken Young outlined projects and maintenance activities that are continuing or coming up this year, including:

- painting and lighting for the foyer
- replacement of fire alarms
- painting of hallways
- replacing exterior lights with LEDs
- testing and improvements for the outdoor sprinklers

He also gave a brief update on the expected solar panel project that was allocated budget at the SGM last year, and mentioned that we are looking for casual labour to help with the painting projects, in case owners know of students or others who need job experience.

Dave Brown spoke about the gardening projects, including ongoing work by our landscaping contractor, the spraying to treat chafer beetles in the lawns, and the status of the permit process to replace the trees along the driveway in front of the building. We are concerned that these trees may grow too large and their root systems could cause structural damage if they are not removed and replaced with more suitable, smaller trees (two trees must replace each one removed). We have received the arborist report from Radix Tree and Landscape Consulting Inc. on March 25, 2019, as required by the city's permit process.

8. ANNUAL REPORT ON INSURANCE

The insurance coverage summary was reviewed by Sherry Baker, noting that it covers the building and that owners should have their own condo insurance as well.

9. ADOPTION OF PROPOSED 2019/2020 OPERATING BUDGET

The proposed 2019/2020 budget was presented by Sherry Baker. Although we have not had a strata fee increase in three years, a modest 5 per cent increase is proposed for this year (outlined in the meeting notice). While our energy costs have been kept down and maintenance costs have been kept down by doing work ourselves, other costs have increased. This year's budget also allocates more money for legal costs, reflecting the costs of registering revised bylaws, as well as the costs of resolving the dispute with our former waste disposal contractor that is currently in process.

A motion to approve the 2019/2020 operating budget and strata fee increase was made by 502 and seconded by 407, and the motion was carried by a majority show of voting cards, with two opposed.

10. ADOPTION OF PROPOSED BYLAWS

A package containing proposed revisions to our bylaws and rules was distributed on February 27, 2019, in advance of the meeting notice, to give Owners extra time to review these documents. If the proposed amendments to the bylaws were approved by a $\frac{3}{4}$ vote, then they will be filed as a package with the Land Title Office.

Some general discussion followed, and there was a motion by 502 to accept the amended bylaws as presented, which was seconded by 203. By show of voting cards, 18 approved and 20 opposed the motion.

The floor was then opened to call for proposed amendments:

302 proposed an amendment to strike out the second sentence of section 3(3), which currently reads as follows:

An Owner, tenant or occupant must provide access to their strata lot for the annual fire inspection and any necessary repairs. **If any occupants do not provide access on the day(s) requested, the Strata Council will hire a certified locksmith to provide access to the unit, and bill the strata lot Owner for the cost.** Any occupants who disconnect or otherwise tamper with any fire safety equipment will be fined \$100 and pay all costs associated with the re-connection or repair of these fire safety devices.

In a show of voting cards, 4 approved the motion and 34 opposed, so the amendment was **not** carried.

302 also motioned to remove a proposed section 3(12) that reads:

An owner shall not store propane tanks in any common area, such as storage and/or parking spaces. Propane tanks are to be stored outside on balconies or patios only.

It was noted that these two sentences are contained in section 3(5) already, so it is duplicate information. The amendment to remove 3(12) was carried by a unanimous show of voting cards.

205 motioned to amend section 4(11), concerning what number and type of pets may be kept on a strata lot to add a new bullet (f) to the list: "or by approval of the strata council." This was seconded by 212, and passed by a near-unanimous show of voting cards, with one opposed.

212 proposed an amendment to the new section 3(6)(d) to change the proposed words "two persons" to "two adults", as follows:

For the purposes of this bylaw an owner or resident of a residential strata lot must not allow more than **two adults** per bedroom to occupy a strata lot.

The amendment was seconded by 515 and passed with a near-unanimous show of voting cards, with two opposed.

There was discussion about the proposed new smoking bylaw, section 39, and whether limited common property included patios/balconies. It was decided to proceed with the new proposed bylaw restricting smoking on any common property within the building; on limited common property (defined in the BC Strata Property Act as "common property designated for the exclusive use of the owners of one or more strata lots" which includes patios and designated parking spaces); interior/exterior recreational facilities; within 6 metres of any door, window and air intake; and as otherwise set out in provincial laws and regulations.

With no other amendments tabled, there was a motion by 505 to accept the amended bylaws with the amendments passed at this AGM. It was seconded by 302, and passed with $\frac{3}{4}$ majority show of voting cards with 23 in favour and 6 opposed.

11. ADOPTION OF PROPOSED RULES

There was a motion by 106 to approve the proposed amended rules, seconded by 101. The motion was approved unanimously by a show of voting cards.

A short discussion followed. 302 proposed a new rule to specify that residents must wait for the door to close when entering the P1 and P2 gates of the parkade. This proposed new rule will be discussed in council.

216 asked for a rule that deals with vehicles leaking fluids in the parking spaces. It was noted that this rule already exists in section E, paragraph 6. 216 asked for more enforcement.

12. ELECTION OF STRATA COUNCIL MEMBERS

In accordance with the bylaws, the present Council must officially step down at the Annual General Meeting but may stand for re-election for another term. The bylaws allow the election of a minimum of three to a maximum of seven members to serve on Council. The floor was then opened for nominations to come forward.

As no volunteers or nominees came forward, 106 motioned for current council members to stand again for 2019/2020. It was seconded by 216 and passed unanimously by show of voting cards to re-elect the council members again for 2019/2020:

Robert Logan (305) Sherry Baker (106) Ken Young (512) Dave Brown (104)
Dustin Brisebois (101) John Verchomin (414) Christine Rowlands (411)

13. GENERAL DISCUSSION AND NEW BUSINESS

The floor was opened for any new business:

Several units have reported seeing or hearing a woodpecker on the south side of the building. This will be investigated.

302 commented that the downspouts on the side of the building are looking a little green. We are currently getting a quote on power washing the exterior, and also looking at drainage and gutters in general.

New fobs with the automatic front door opener will now be \$100 each.

Smoke detectors should be replaced if you have one that is original to the building (2005). Strata council has new ones for sale for about \$60.

511 proposed that we obtain a Canada Post parcel locker for the mailroom, which will allow the delivery of parcels too big to fit in a mailbox when the resident is not home. He commented that it is free and there should be a size to fit our mailroom. Council agrees, and will look at how we can reconfigure the space to fit a small parcel locker.

510 commented that recycling needs to be done properly. Many inappropriate items are going in the container bin, such as garbage, plastic bags, styrofoam and glass. The recycling depot is close by at 6th and McBride and takes many of these items, including the latter three, plus batteries and more. It was also noted that food-stained cardboard, such as pizza boxes, can go into the compost bin.

14. TERMINATION

There being no further business, the 2019 Strata BCS 1676 annual general meeting was officially adjourned at 9:32 p.m.

Submitted by Christine Rowlands

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. They are available at www.14victoriahill.com. There will be a charge for copies.