

COUNCIL MEETING MINUTES – January 12, 2026

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2025/2026

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 ਜਲਦਗਰੀ ਕਿਰਪਾ ਕਰਕੇ ਵਿਸ਼ੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: Sherry Baker, Christine Rowlands, Nick Bakalos, Nick Shears, Twyla Smith, David Brown

Regrets: Mike Henrey, Dustin Brisebois

1. The meeting was called to order at 6:35 p.m. with a quorum established.

2. The agenda was reviewed and adopted.

3. The minutes of the December 1, 2025, strata council meeting were approved.

4. Financial report

The financial statements to December 31, 2025, were reviewed as part of the AGM package discussion. presented. The income statement showed a deficit of -\$27,832, and is expected to be about -\$17,000 by fiscal year end in March.

5. Gardening report

The tree permit application was discussed. Dave will talk to some contractors to get some prices on removal.

6. Maintenance reports

- **Leaks:** Ken Young fixed the pipe in the parkade by the P2 wash station that seemed to be leaking water. He also cleaned out the drains in the driveway.
- **Gutters/downspouts:** A couple of downspouts were noticed to be leaking/overflowing or disconnected during the recent rainstorms. This will be addressed as part of gutter cleaning. The front awning was also observed to have a couple of leaky/dripping spots.
- **Gutter and window cleaning** are to be scheduled, as well as dryer duct cleaning in the spring.

7. AGM package

The AGM package prepared by Sherry was reviewed and discussed, including the agenda, financial statements, proposed budget(s) for 2026/2027, and resolutions. It was decided to include a budget for a management fee scenario, to show the effect this might have on other line items and on strata fees. Sherry will make adjustments based on the discussion and the package will be printed and distributed in the first week of February.

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.

- A request was received from SL#53 about buying a punching bag for the gym and offering to donate some various boxing equipment. However, not only is this purchase not budgeted, we anticipate there would be noise complaints from neighbouring units, as well as concerns about where to store additional equipment in the limited space of the gym.
- SL#52 has requested getting a small propane heater/firepit for their patio. There would be a concern about having an open flame appliance less than a couple of meters from the ceiling or in proximity to the building.
- SL#2 sent a complaint about hearing a neighbouring resident playing guitar with an amplifier in their unit. A letter will be sent to SL#3 to ask that the guitar player use headphones.
- We also received a quote/proposal from Black Tie about exterior cleaning. Although the cleaning was satisfactory, it does not need to be done every year. However, we probably will need them for window cleaning (quoted at about \$3,400).

9. Other business

- We discussed some vacation coverage for Sherry and Don; Nick B. will look after guest suite rentals in the meantime and monitor emails.
- The next council meeting will be on February 23, 2026, before the AGM on March 2.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 8:19 p.m.

Submitted by Christine Rowlands.