

COUNCIL MEETING MINUTES – September 14, 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 ਉਲੰਘਾ ਕਰਵਾਓ

Attendance: Sherry Baker, Christine Rowlands, Nick Bakalos, Fauve Moore, Mike Henrey, David Brown

Regrets: Kathy Slocombe

1. The meeting was called to order at 6:32 p.m. with a quorum established.
2. The agenda was reviewed, an item was added about DSN and the building insurance, and adopted.
3. August 10, 2026, strata council meeting minutes were approved.

4. Building insurance and DSN

We have become aware that HUB International, our building insurance provider, has opened a civil claim against DSN in relation to the water damage claim from last year, and that we are a party to this action.

During the meeting, we had a phone call with Chad from HUB Insurance to explain what is happening. When there is a large claim, it is normal for insurance companies to want to recover their costs and to open claims against other parties to find any possible negligence or wrongdoing that would result in them having to reimburse the insurer.

The legal claim is now open and ongoing, but we would like to do everything possible to maintain good relations with DSN, who has inspected and maintained our fire protection and safety systems for several years.

5. Financial report

Sherry reviewed the financial statements to August 31, 2026. The contingency fund is currently at about \$371,000. We are still over budget by about \$27,000 YTD, but it is improving. Gutter cleaning, for example, has come in under budget by about \$1,300.

6. Gardening report

- We have not heard further yet from Northwest on the answers to our questions about the proposal to remove the ivy and brambles around the heritage tree and put in new lawn around it. A resident brought up some additional concerns about digging around the tree and whether we would need any additional protections around it and/or consulting the city arborist. Dave will follow up further with the gardeners and/or city.

- Metro Vancouver has rolled back water restrictions to Stage 1 as of September 1, allowing lawn watering sprinklers once a week, but we have not turned our sprinklers back on yet, in anticipation of rain.

7. Maintenance reports

- **Fire department inspection** – There was a walkthrough inspection by the NWFD. There are still too many items in parking stalls. We did get a “fail” ticket on the panel, mainly due to not being able to access one residential suite for alarm testing and inspections, a situation we have asked the NWFD for help with resolving. The NWFD also noted that “jerry cans” for gasoline being stored in storage lockers must be cleaned up, as they can be a fire hazard. Letters will go to units.
- **Painting** – We’ve had three painting companies come by for site visits; we are now waiting to receive their quotes.

8. Electrical Planning Report

We have compiled comments on the report in a PDF and sent them back to Opal Engineering, but we have not heard a response yet.

In the meantime, we continue to receive requests for EV charging. The report does seem to indicate capacity, and the Victoria Hill pump that was connected to our building’s electricity has just been disconnected as of the date of the meeting. However, getting EV infrastructure into place is to be considered. We will look into any resources the province has available for installing/upgrading EV charging in stratas/apartments, such as rebates or the EV charging advisor program.

9. Draft depreciation (CRF) report

AquaCoast has sent a copy of the new depreciation report, but we have questions about the CRF scenarios and pricing for replacements. Sherry will ask an AquaCoast representative to perhaps visit for our next meeting (or before the AGM) for an explanation and walk-through of the numbers.

10. 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.

- SL#13 is asking to install an automatic blind/sunshade on their patio. The bylaw generally forbids such installations, but does allow council approval if it is in keeping with the rule for blinds visible from the exterior (i.e., a white/neutral color). Approval will be conditional on providing information/confirmation that it meets these standards.
- We received multiple emails following the power outage the other week, as it caused problems with the intercom. Canada Post and Amazon Key access have now been restored, with their power supplies separated from the intercom itself. However, when the intercom was repaired, the technician reset it to the original, pre-cellphone-connected state. Nick has now reprogrammed the box with the new spreadsheet we had made with all the phone number information.

11. Other business

- There was a recent incident where water was leaking into SL#39 from SL#56. Unfortunately, owners of #56 were away, meaning that in order to gain emergency access to the unit to determine the source of the leak (a water cooler) and stop the spilling water, a locksmith had to be called, at a cost of \$732. According to bylaws 9(1)(a): “An Owner, tenant, occupant or visitor must allow a person authorized by the Strata Corporation to enter the strata lot: (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage...” and 3(3): “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.” To prevent such expenses, owners should ensure that if they do leave for a longer period of time, please inform the strata or a neighbour and leave a key for emergency access.

- Also related to the recent power outage, there was a delay in getting garage doors open, and it would be helpful to have council members do another session with Don Baker about how to open garage doors manually and tour where supplies and keys are kept, etc.
- We would like to do another fall newsletter covering the information discussed last month about drainage, the above-mentioned item about emergency access to units, and keeping parking stalls clear of unnecessary items, as well as other observed instances like doors being propped open.
- The next council meeting is scheduled for November 9, 2026.

12. Adjournment

With no other business to discuss, the meeting was adjourned at 7:38 p.m.

Submitted by Christine Rowlands.