

COUNCIL MEETING MINUTES – October 7, 2024

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2024/2025

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

अनुप्रासतः कृपया इसे हिंदी में अनुवादित करें

Attendance: Christine Rowlands, Sherry Baker, Nick Shears, David Brown, Nick Bakalos, Mike Henrey, Dustin Brisebois

Regrets: Twyla Smith

1. The meeting was called to order at 6:31 p.m. with a quorum established.

2. The agenda was reviewed and adopted.

3. The minutes of the September 9, 2024, strata council meeting was approved.

4. Halloween party

A resident (SL#5) has asked/volunteered to host a Halloween event in the amenity room on October 26. It would include crafts/candy/costumes for kids. Council will support with \$100 from the bottle return funds for supplies and refreshments.

5. Financial report

- There is currently a deficit YTD of about \$19,000, due to just paying the insurance deductible of \$25,000 and \$10,000 for the roofing inspector. In addition, the cost for window cleaning was a little higher than expected at \$3,000.

- We have about \$6,000 in interest maturing in the GICs our CRF is invested in.
- The cash flow is temporarily tight due to receivables such as one unit's insurance payment coming late, and some overdue strata fee payments from the estate of a deceased owner.

6. Gardening report

- The rat traps by the front door have become a concern, as animals drag the pellets out and drop them, which then risk being consumed by pets. A dog recently became sick by accidentally eating a pellet on the ground. We will discuss with Orkin about moving the traps.
- We will discuss with the gardeners about trimming the bushes and hedges so they are away from the building exterior – both to maintain access to the building and for pest control.
- The outdoor hose bibs will be shut off for winter soon.
- The gardeners have removed the brambles beneath the heritage trees in the back.

7. Maintenance reports

- **Roof:** K2 Roofing is finished its work, but the gutters on some decks still need to be cleaned. We will contact Black Tie and K2 about this.
- **OnSide Restoration:** OnSide has been contacted about finishing the work in the 1st floor hallway/common area and is working on it.
- **DSN fire safety:** We need to schedule a meeting with DSN to discuss wrapping the pipes, as suggested for mitigation, and debrief on why “dry” pipes had water in them. Nick S. will reach out to Andrew at DSN.
- **Intercom:** A few more residents have reported having problems with their intercom. We have reached out to Reliable, who thinks the problem may have to do with ISP switching and thus the communication wiring being disrupted. We also discussed whether it was possible to switch to a system where intercom could be relayed to cellphones; however, making this kind of building change requires a $\frac{3}{4}$ vote at an AGM. In the meantime, it was acknowledged the intercom unit leading to the parkade needs to be replaced, as it is non-functional and rusted due to weather.
- **FOB computer:** The FOB access control system (computer and software) needs to be replaced, and the database has been corrupted or damaged. Reliable has quoted about \$4,000 for new hardware, software and set-up. We do have a backup paper record of all of the FOB numbers issued, but the other data would be to be refreshed.
- **Pest control:** Orkin attended a unit in the building for silverfish control, consisting of laying down sticky paper (flypaper) and diatomaceous earth around closets and bathrooms (which works when the insects eat/carry it back to their nests, where it poisons them). Spraying was discussed, but costs \$150 per unit (to be paid by the resident) and requires one to be out of the unit for up to 24 hours, especially if there are pets. The long-term efficacy of spraying is debatable.
- **Building washing:** We’ve been quoted \$9,000 for exterior building washing, which entails detergent applied to the siding with brushes, scrubbing and rinsing. Though this work needs to be done, given budgetary concerns for the year and that ongoing nearby Pattullo bridge construction and related roadworks are still creating dust, it doesn’t seem like it would be effective yet.
- **Carpet cleaning:** Scheduled for tomorrow (October 8).

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.

- Nick B. followed up with the new owners of SL#45 regarding the colour of their blinds, following complaints received from SL#64. SL#45 will remedy the situation.

9. Other business

- **Items in parking stalls:** We need to follow up with several units about items left in parking stalls, such as wagons, animal crates, supplies, etc. The NWFD does surprise inspections and we can be fined for this – and such costs will be passed on to strata lot owners.
- There are also ongoing issues with items being left in garbage room and being improperly disposed of. This should be addressed in the next newsletter that will be created.
- The next council meeting is scheduled for November 4, 2024.

10. Adjournment

With no other business to discuss, the meeting was adjourned at 7:30 p.m.

Submitted by Christine Rowlands.