

COUNCIL MEETING MINUTES – July 8, 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

ਗੁਰੀ ਜਲਦੀ ਵਿਚਾਰ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Christine Rowlands, Sherry Baker, Nick Shears, David Brown

Regrets: Nick Bakalos, Dustin Brisebois, Mike Henrey, Twyla Smith

1. The meeting was called to order at 6:30 p.m.; however, a quorum was not established.

2. The agenda was reviewed.

3. The minutes of the June 17, 2024, strata council meeting could not be approved and will be reviewed again at the next meeting.

4. Financial report

Sherry presented the financial statements up to June 30, 2024. The only thing to note was that two payments have been made to the roofing contractor out of the CRF. We are still waiting for invoices from the independent inspector.

5. Gardening report

- Per restrictions, we were able to water the lawn for 20 minutes on Saturday.

- Dave has distributed letters to the first-floor units regarding watering and sprinklers.

- About 3 or 4 posts on the wooden fence have been noted as rotting out; Dave will try to get a quote for a fuller inspection and repairs.

6. Maintenance reports

- **Roof:** The roofing project is currently focused on the flat roof, and expected to take a little time because of working around the rooftop air handlers and other equipment. The roofers will also be cleaning gutters and fixing (e.g. reconnecting) downspouts when they are done.
- **OnSide Restoration:** Onside has provided schedules for the two units they are repairing – which are expected to be ready at the end of August.
- **DSN fire safety:** Messages have been sent to Andrew and Scott again regarding an informational meeting about the sprinklers.

- **Intercom:** Dustin was to call Reliable Security for a quote on upgrading/replacing the system; there was no update at this meeting.
- **Dryer ducts:** We have received a quote from Black Tie for duct cleaning for \$3,375 which includes a 10% discount for having it done in the low season (November). This will be scheduled.
- **Window cleaning:** The quote from Black Tie for window cleaning was \$2,880. This will be scheduled for September, well after the roof project is finished.

7. Website

The website is in process of being rebuilt. We've filled out a questionnaire from GoDaddy and provided them with an archive link to the previous website, so they will produce a draft for review. Christine has most of the minutes and documents needed for the past 10 years on file and will upload.

8. Newsletter

Twyla had volunteered to start putting together some content, but was not at the meeting, so there was no update on this.

9. Barbeque

The date of July 28 was confirmed. We will just need to borrow a barbecue, and also update signage with the new date.

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.

- None to review from residents, but message was received from Waste Management apologizing for recent missed recycling pickups due to “staffing” and saying this has been resolved.

11. Other business

- The next council meeting is scheduled for August 12, 2024.

12. Adjournment

With no other business to discuss, the meeting was adjourned at 7:15 p.m.

Submitted by Christine Rowlands.