

COUNCIL MEETING MINUTES – June 5, 2023

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

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

STRATA COUNCIL

2023/2024

PRESIDENT

Sherry Baker - #106

SECRETARY

Christine Rowlands - #411

AT LARGE

Dave Brown - #104

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

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

महती महत्वकी वरवे विसे वेले हिम एा एुरलम वरवर

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

Regrets: none

1. The meeting was called to order at 6:32 p.m. with a quorum established.

2. The agenda was reviewed and approved, with one small correction to the date of the previous meeting minutes.

3. The minutes of the April 17, 2023, strata council meeting were reviewed and approved.

4. Financial report

The financial statements up to May 31, 2023 were reviewed.

- Sherry and Dave will review the GICs in the contingency reserve fund with the bank this week. Sherry provided a summary table of the various GICs and maturity dates.

- Reviewing the budget, Sherry noted the repairs and maintenance item was a little higher than forecast due to the “planter box” leak repair and mechanical due to the new fan installation in the garbage room, but most items are on track.

5. Gardening

- Work is being completed repairing the drainage boards around the patio of SL#11.

- Stage 1 water restrictions came into effect as of May 1, meaning we can only water the lawns for two hours on Saturday mornings. However, we can still water the trees, shrubs, flowers, etc. between 5 and 9 am.
- We are putting down some extra potting soil for plants outside on common property where it has been washed away.

6. Maintenance

- A scratch on the lobby floor has been “healed” and buffed with a bit of oil. Please do not drag items across the floors.
- There haven’t been any more complaints about decks/dripping water, but Nick notes that there are more decks that need repairs identified, e.g. SL#58.
- It was also noted the deck of the common room could use a sprucing.
- The drone roof report has been received. The results were good overall, but there did appear to be some areas that are poorly shingled and/or poorly space screws, which could cause leaks when it rains. We will check if the previous roofing contractors who did repairs could be called upon for warrantied work.

7. Telus Pure Fibre upgrade/Novus/strata email change

- Telus fibre is being installed/routed this week, feeding cables through each unit vertically. A couple of strata lots have refused access, but most are getting done.
- Novus presentation was popular, with many people attending and switching.
- In light of changing ISPs, it was also proposed to create a new strata email address. Dustin will look into setting up a webmail or domain email address such as Gmail and transferring/forwarding emails to it.

8. Summer BBQ

- This event has always been popular and a good way to meet neighbours. It is usually held on the patio/lawn behind the gym, and Sherry can get hot dogs/burgers from Costco, and people can bring beverages/dessert/salad to share if they wish.
- We will just need a BBQ and some help setting up tables and chairs + a notice to go out closer to the date, which was set for Sunday, August 13, noon–2 pm(ish)

9. Correspondence and bylaw infraction letters

Reminder – If you have a concern about a bylaw, maintenance issue, comments, etc., please send it in writing to victoriahill@shaw.ca with your name and unit number. You should receive a response in 48 hours.

- Emails were received from SL#36, concerned that items from SL#19 were encroaching on the common area around it’s patio. Strata notes the area’s shrubbery was already thinned due to dying plants and concerns about rodents if bushes are too thick/dense.

10. Other business

- Unless necessary to meet over the summer, the next council meeting will be on Monday, September 11, in the amenity room.

11. Adjournment

With no other business to discuss, the meeting was adjourned at 7:19 p.m.

Submitted by Christine Rowlands.