

COUNCIL MEETING MINUTES – May 6, 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 ਜਦਕਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਟਾ ਕਰਵਾਓ

Attendance: Christine Rowlands, Nick Bakalos, Mike Henrey, David Brown, Twyla Smith

Regrets: Sherry Baker, Nick Shears, Dustin Brisebois,

1. The meeting was called to order at 6:30 p.m. with a quorum established.
2. The agenda was reviewed and approved.
3. The minutes of the April 8, 2024, strata council meeting were reviewed and approved.
4. **Financial report**
Sherry is away, so we did not have a full financial report. However, Christine has been added as a signatory on the bank account.
5. **Gardening report**
 - The lawn watering regulations came into effect on May 1, basically allowing 2 hours of grass watering per week (i.e. 10-15 minutes/day). Watering plants and shrubs is allowed any day (between 5 and 9 am using a sprinkler or anytime if hand watering). We have some volunteers who help water the trees, and the ground floor units may use their own sprinklers.
 - Dave will draft a notice for the ground-floor units with gardens of what to expect.

6. Maintenance reports

- **DSN fire safety report:** We have a list of replacements on safety equipment from DSN's inspection (batteries, extinguishers, fire alarms, etc.). Replacing in-suite smoke detectors that were faulty or out of date will be the responsibility of owners. Mike will update the letter we sent last year to advise owners to replace their smoke detectors and distribute it to those units identified in the report. DSN can install them at a cost to the owner or owners may buy their own.
- **Roof:** The roofing project will start on Thursday, May 9. K2 has provided notices.
- **Parking gate:** Repairs on gate 3 were done May 8, and it seems to be working normally.
- **Intercom:** No updates.

- **Water supply testing:** The city requires the backflow prevention assembly to be tested and certified annually. This is due in May 2024 – we will have DSN perform this work.

7. 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 real estate agent for buyers interested in SL44 asked if we would consider approving two pets. Generally, this for owners in good standing with one pet who would like to be approved for a second one. Council discussed and would like to ask the requestors for more information and references before making a decision. Twyla will draft a response.

8. Other business

- The security patrol needs a few more volunteers to help with nightly patrols. Nick B. will post a notice (Christine can provide some previous ones to work with.)
- The next meeting will be scheduled for June 17, 2024.

9. Adjournment

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

Submitted by Christine Rowlands.