

COUNCIL MEETING MINUTES
VICTORIA VILLA STRATA NES 46
March 24th, 2009
Realty Executives Cranbrook Agencies Real Estate
911 Baker Street, Cranbrook

Attendance Mike Barron Scott Milles by telephone
 Till Routley Jim Mitchell by telephone

Regrets Gary McCarthy

Staff Sharron Billey Jean Klein

Called to Order by Strata Manager, Sharron Billey at 10:12

Addition to the Agenda none

Approval of Agenda Moved by Mike Barron, Second by Jim Mitchell, Carried

Approval of Previous Council Meeting Minutes
 Moved by Scott Miles, Second by Jim Mitchell, Carried

Financial Report Balance of Operating Fund: \$6,050.40 as of February 28th, 2009.
 Balance of Contingency Reserve Fund: \$24,489.35 as of February
28th, 2009. Motion to review financial report
 Moved by Scott Miles, Second by Jim Mitchell, Carried

Old Business **Key Deposit:** Key deposit was brought to Strata's attention to help solve lost key problems. Key deposit will be laid to rest at this time. Discussion turned to re-keying exterior doors, every few years. Re-keying exterior doors will be brought up for further discussion at the AGM.
Common Area: Replacing Victoria Villa's exterior door knobs, along with re-keying is an expense at approximately \$400.00. New door knobs must meet fire code. The exterior door knob for units 38, 39, 41 and 42 had been changed and now meets code.
Common area being used as storage space: Approximately 4 of 13 hallways of the buildings have water shut off valves, in the common area. The valves are in compartments, under the stairs, approximately 3x3 square, and once the door of the compartment is removed the valves are accessible. These units must not have any items stored in those common areas, what-so-ever. Strata will retrieve information on where the shut off valves are located. Each unit has a fairly large storage space inside. Using the common area for storage has been problem for some time. Council has

been brain storming for a resolution to the storage problem. The discussion was from absolutely no storage in common area to a locker system which will be rented on a first come first serve bases. Rent money going to strata.

Motion to review possible locked storage system. Moved by Mike Barron, Second by Jim Mitchell, Carried

New Business

Common Area Heating: JDG Handyman will regulate the heat in the common area of each building.

Windows: Some of Victoria Villa's windows are single pane aluminum; others have been updated to double pane vinyl. Who is responsible for new windows? Owners or Strata? Should it be 50-50 Owners/Strata. Victoria Villa windows need to be up-dated with double paned vinyl windows; this can only increase the value of each unit. At the AGM there will be a discussion and a decision on who is responsible for window replacement also strata will present quotes to replace all unit windows.

Carpet: Strata will have an assessment on the carpets to be presented at the AGM.

Security: Owners at Victoria Villa have been excellent in dealing with difficult situations in a swift and appropriate manner. Mountain Eagle Security will now maintain a quiet time between 11 pm and 7 am. If unacceptable behaviour occurs first phone call should be to the owners of the offending unit (Owners list has been to provided to Security) and then to Police. This needs to be a project in the making and we will continue to make every effort to have a contact system that works for all.

Date, Time and Place of Next Council Meeting: Thursday May 28th at 10 am at the office of Realty Executives.

Motion to Adjourn at 11:17 Moved by Mike Barron, Second by Jim Mitchell, Carried