

**VICTORIA VILLA STRATA NES 46  
Council Meeting**

**May 15, 2010**

**Realty Executives Cranbrook Agencies**

**911 Baker Street, Cranbrook**

**Attendance** Jim Mitchell Gary McCarthy  
Till Routley

**Regrets** Karen Barren Keegan Einarson

**Guest** Joyce Mitchell

**Staff** Sharron Billey

**Called to Order** by Strata Manager Sharron Billey at 10:15am

**Addition to the Agenda** No additions to the agenda

**Approval of Agenda** Moved Jim, Seconded Till. Approved

**Approval Previous Minutes** Moved Jim, Seconded Till. Approved

**Reports from Management:**

**Financial Report:** Balance - Operating Fund: \$1,366.35 at April 30<sup>th</sup>, 2010

Balance - Contingency Reserve Fund: \$1,709.76 at April 30, 2010.

**Bills:** All current.

**Security Report:** We are getting concerned that we are not getting the result we want with the random checks. While we have seen good and positive change to the overall "sense of community" there is thought that it could improve with an on-site caretaker.

**Motion to Approve Reports**

Moved by Jim, Second Till, Carried

**Old Business**

**Parking Lot:** The parking lot has continued to improve with the removal of old vehicles. Lines and numbers are still to be completed as money permits.

**Storage:** Gary feels there is little storage and we should be a little tolerant, however never should there be an obstruction that would cause a tripping hazard. Anything that is of that nature we need to remove immediately which we have done. It is predominately

thought that we should be less tolerant. There is a locked door in under the stairs of 5-6-7-8. Management to look into.

**Zero Tolerance:** Before we become totally zero tolerant there needs to be some education with our owners so they can inform their respective tenants. Process to be: 7 day warning; 48 hour warning and then tow or remove.

**Pet Notice:** Management was asked to put out a notice regarding pets and pet responsibilities.

**Late Fees (Strata Fees)** We are to totally intolerant of late strata fees.

#### **New Business**

**Onsite Caretaker:** Sharron has suggested that we look at an onsite caretaker who would take over all yard maintenance, including trees, shrubs and fence, security and all minor repairs to the Strata's common property. The council asked to go to the next level and get a quote from someone Sharron has in mind and present not only the quote and expected salary to Sharron to present at the next meeting. Prospective person is Elliott Born, he could live on site as a renter, but we need to establish quote and duties. Council needs to meet/interview before making further decisions.

**Date, Time and Place of Next Council Meeting** TBA (once we have a quote and responsibilities chart prepared) 911 Baker Street, Cranbrook, BC

**Motion to Adjourn:** Moved by Till, Second Gary, Carried

We encourage all interested Strata Owners to attend our council meetings as guests. If there is anything you wish to discuss at any council meeting please forward your request stating your topic to Strata NES 46, 911 Baker Street, Cranbrook, BC V1C 1A4. You then will be added to the agenda of the first meeting following your received, written request. (We ask that you limit your presentation to Council to a maximum of 5 minutes.)

**\*PLEASE NOTE** - *You are reminded that if your fees are not up to date you may not vote and fines may be levied against your lot by the council.*

*Please Contact Realty Executives Cranbrook Agencies if your fees are not up to date. Ph (250)426-3355 FAX (250)426-3683 or email: [sharronbilley@cranbrookagencies.com](mailto:sharronbilley@cranbrookagencies.com) or [jean@cranbrookagencies.com](mailto:jean@cranbrookagencies.com)*