

VICTORIA VILLA STRATA NES 46

Council Meeting

May 7th, 2011 at 10 am

Realty Executives Cranbrook - Boardroom

911 Baker Street, Cranbrook, BC V1C 1A4

Attendance Jim Mitchell Till Routley
Gary McCarthy

Regrets Milana Hambalek, Rhonda White

Guest No Guests

Staff Sharron Billey, Strata Manager
Elliott Born, On Site Maintenance Man

Called to Order by President Jim Mitchell at 10:05 am

Addition to the Agenda: All items under New Business were added

Approval of Agenda as amended: Moved/Seconded. Carried

Approval of February 26th 2011 Council Meeting Minutes. Moved/Seconded. Carried

Discussion arising from Minutes: None

Financial Report: Nothing new to report from report previously sent.

Reports:

- **On-site Maintenance:** Our on-site maintenance man, Elliott Born gave a very complete verbal report on the following items:
 - Constant litter pick-up-every day he has garbage to be picked up
 - He is concerned with the overgrown shrubs and will begin that cleanup very soon
 - He will evaluate the need for power raking and vacuuming of lawns.
 - Clean-up and trimming outside the existing fences that is city property but is a mess for the overall look of Victoria Villa. (Sharron to talk to city to see what they will do to either do their own cleaning or compensate us for having Elliott do it)
 - The dumpster area(s) are of concern and constant cleanup
 - Elliott and Sharron to look into the cost of the Blue Recycle Bins
 - Fence that is leaning will be repaired over the next months
 - Elliott would like to see a perimeter fence which would slow down the pass through traffic and their garbage. (Future plan)
 - Hallways are now clean with only a couple of residents keeping shoes etc on mats outside doors which is still not in keeping with fire regulations
 - Back doors are being left open

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- Unscrewing the outside light bulbs is getting to be less with Elliott on site
- Security lights are all working
- We have no un-roadworthy vehicles in our parking lot
- Some complaints regarding noisy bathroom fans
- Playground maintenance will begin shortly
- Missing post and sharp metal base will be looked after as it is a hazard to the Strata

Old Business:

Strata History and Responsibilities discussed because of questions Elliott is getting now that he is on site:

- **Doorbells**- strata is responsible for the outside buttons through to the chimes that are activated from outside; owners would be responsible for interior ones some owners have installed
- Outside common Doors – both front and back doors are the responsibility of the Strata
- **Windows:** This has become an issue as in the past, mid to late 80's the council of the day made it the responsibility of each individual owner to replace their own windows. That has been true up to and including the present. *Monthly Strata fees have always been so low at Victoria Villa setting aside a reserve dedicated to window replacement has been impossible.* Therefore this Council will bring this issue forward at the next AGM for discussion regarding; a) maintaining the status quo or b) special assess each owner that needs window replacement for those units that need replacement. At this point Victoria Villa Strata Council is only able to maintain the status quo and has no money for window replacement. *AT THIS TIME owners MUST continue to replace their own windows.*

NOTES for Jim:

- Jim will continue to work with Perry Creek Electrical re Fire Alarm System
- Check with Elliott and Gary regarding quieter bathroom fans
- Door frame on unit 31 needs painting (review)

New Business:

- Form K's are slowly coming in. We still have for units who need to provide the form informing us of who their tenants is. It is required under the Strata Act for owners to do so.
- Sharron notified Strata Council that her one year contract is soon up for renewal. Moved that Sharron prepare extension to continue as the Strata Manager. Seconded/ Carried unanimously

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Date, time, place of next meeting:

- Gary asked that we change the Saturday meeting time from 10:00 am to 8:30. We also will impose a time limit on Council meetings to keep everyone on track.

Next meeting will be a Budget meeting in late June or early July, 2011 on a Saturday at 8:30 am. 911 Baker Street, Cranbrook, BC

Motion to Adjourn: Moved/Carried. Meeting adjourned at 11:55 am.

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 be able to vote and fines may be levied against your lot by the council. Please Contact Realty Executives Cranbrook to confirm your status. Ph (250)426-3355 FAX (250)426-3683 or email: sharronbilley@cranbrookagencies.com or jean@cranbrookagencies.com*