

**COUNCIL MEETING MINUTES**  
**VICTORIA VILLA STRATA NES 46**

October 6<sup>th</sup>, 2009

Realty Executives Cranbrook Agencies, 911 Baker Street, Cranbrook, BC

**Attendance**            Jim Mitchell            Till Routley            Gary McCarthy  
                             Scott Miles by telephone

**Regrets**                Mike Barron

**Guest**                 Joyce Mitchell

**Staff**                 Sharron Billey            Jean Klein

**Called to Order** by Strata Manager, Sharron Billey at 11:07.

**Addition to the Agenda**    Garbage                    Unlicensed Vehicles            Smoking Area  
   Mould in Suites            Increase Strata Fees

**Approval of Revised Agenda**            Approved

**Approval of May 28<sup>th</sup> revised Council Meeting Minutes**            Approved

**Financial Reports**    Balance of the Operating Fund as of August 31<sup>st</sup>, 2009: \$767.09. Balance of the Contingency Reserve Fund as of August 31<sup>st</sup>, 2009: 19,307.23. Motion to review financial reports by Gary McCarthy, Second by Jim Mitchell, Carried.

**Old Business:**        **Strata Management Contract:** Review of Contract and Disclosure. Also disclosure of remuneration was reviewed, which shows the fees strata management charges for their various services that does not impact the cost of the Strata Management contract.

**Photo Cell Yard Lights:** This is a battery operated motion sensor light to be mounted at the north end of the buildings. This is a fairly inexpensive way to attempt to limit the graffiti that is found on the ends of the buildings. It may also deter any illicit activity.

**Trouble Shooting Electrical:** There is a ground fault somewhere within the group of 1 - 12 units at the South end of Victoria Villa. Somewhere there is a kink, twist, staple or something in a wire that is causing an audible "beep" alarm. Each unit has a smoke alarm and a heat sensor. The smoke alarm INSIDE A UNIT will not set off the fire alarm. **The heat sensor, INSIDE A UNIT, will set the fire alarm off. Each common hallway has a smoke alarm and a heat sensor and both of these will set the fire alarm off.** It is possible that loud noises, steam or even a ventilator could set the alarm off. Strata Management and the Electricians

will talk with the Fire Department and work together to come to a reasonable resolution of the upgraded sensitive system.

**SGM Results and the progression:** Parking Lot has all potholes filled at a more reasonable rate than first anticipated. The carpet layers are doing a fantastic job. This is the final project to complete all items on the AGM/SGM list of projects to complete. The carpets have not been fully paid for - yet.

**Garbage:** *"Use the container provided. Garbage does not include your unwanted furniture. Boxes must be broken down flat before being placed in garbage bin. Tenants are responsible for removing their waste or by default the owner of the offending unit will be responsible..."* Owners should have this discussion on the move in/out agreement. This is an unnecessary, ongoing problem. Be responsible for your garbage.

**Unlicensed Vehicles:** *"Vehicles parked on strata property must be legally road worthy... All unlicensed vehicles will be tagged and towed at owner's expense. "* **Council wants this rule enforced.**

#### **New Business**

**Smoking Area:** Prohibition on smoking in or near public places or workplaces Section 2.3 of the Act will prohibit people from smoking ... *"the minimum distance between outdoor smoking and a doorway, opening window or air intake be 3 metres."* There is a 3 metre "BUFFER ZONE", this is to protect people as they enter or exit the building.

**Mould in Suites:** Preventable maintenance is the first step in the solving mold issues. Make sure drain pipes are in working order. Sprinklers are not hitting your building. The ground level is not significantly sloping towards the building. Use a fan in high humidity rooms. Mould problems need to be address promptly and efficiently.

**Increase Strata Fees:** The \$100.00 strata fee is no longer sufficient to conduct the business of the strata. There has not been an increase since October 2006. A "NOTICE OF MOTION to increase strata fees will be in the AGM package soon to be sent out. Next Council meeting is the budget meeting

**Date, Time and Place of Next Meeting:** Monday October 26<sup>th</sup> 2006, at 10:00 am. Budget Meeting at 911 Baker Street, Cranbrook, BC

**Motion to Adjourn** at 1:30 pm by Gary McCarthy, Second by Jim Mitchell, Carried.

*Quotes are from:*

- 1) Victoria Villa Penalties and Fines guidelines*
- 2) Victoria Villa Common Rules*
- 3) Tobacco Control Regulations ...page 3*