

**VICTORIA VILLA STRATA NES 46  
Council Meeting**

**September 13, 2010**

**Realty Executives Cranbrook – Boardroom  
911 Baker Street, Cranbrook**

**Attendance** Jim Mitchell Till Routley  
**Regrets** Gary McCarthy, Karen Barren Keegan Einarson  
**Guest** Joyce Mitchell  
**Staff** Sharron Billey

**Called to Order** by Strata Manager Sharron Billey at 10:35 am

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

**New Business**

**New Company for Management**

Sharron explained that Jon McWhirter suddenly closed Realty Executives Cranbrook Agencies so she and 2 others quickly formed a new company so as to continue with the Strata Management with Sharron continuing as the Strata Manager. The new company is Realty Executives Cranbrook and they are fully licensed to carry on the business as we have come to know. Questions were answered.

**Motion:** *Jim moved, Till seconded that a new contract, under the same terms and conditions as the previous contract be signed effective September 13, 2010 to August 31, 2012* **Approved**

Note: Gary gave his approval of the new contract by way of voice message to Jim Mitchell; Keegan by way of email to the meeting.

Sharron was asked then she explained what she has done since the September 1<sup>st</sup>, 2010 licensing of Realty Executives Cranbrook. Ie: Transferring all money in trust from Realty Executives Cranbrook Agencies to Realty Executives Cranbrook as per permission letters received from Council prior to Realty Executives Cranbrook Agencies closing on August 31, 2010. **Motion** by Jim, seconded by Till: *Ratify the actions of Realty Executives Cranbrook, through Sharron Billey from September 1, 2010 to September 13<sup>th</sup> 2010.* Approved

General Discussions re the following:

1. Update on insurance and water tanks failing. There needs to be an action plan. We have had 2 insurance claims over the summer. One was sewer backup; the other was an upper hot water tank failing over time. There may be subrogation related to the second claim.
2. Satellite Dishes and course of action: Sharron to find out the feasibility of a satellite dishes for the roof of the buildings and how that could work for our 50 residents, owners and tenants alike.
3. Till asked about HST and how that effects Strata fees etc. Sharron explained that there is no HST on Strata fees but there is on goods and services supplied to Strata NES 46.
4. Sprinklers and their random spraying will be fully addressed in the spring with Kootenay Landscaping who service our underground system.
5. James and his responsibilities: James and the dumpster area. Things are still not being cleaned up on a regular basis. Sharron to deal with James.
6. One burned out outside light in front of 1-4. James to replace.
7. Derelict Ford in front of 1, 2, 3 and 4 units – gone!!

**Date, Time and Place of Next Council Meeting: At the call of Council**

**Motion to Adjourn:** Moved by Till, Second Gary, Carried Meeting closed at 11:30 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 vote and fines may be levied against your lot by the council.*

*Please Contact Realty Executives Cranbrook 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)*