

# VICTORIA VILLA STRATA NES 46

## Special Council Meeting

September 15, 2011 at 6:30 PM

Realty Executives Cranbrook

911 Baker Street, Cranbrook, BC V1C 1A4

**Attendance** Jim Mitchell Till Routley  
Gary McCarthy, Cheryl Plourde

**Regrets** Milana Hambalek, Rhonda White

**Guest** No Guests

**Staff** Sharron Billey, Strata Manager

**Called to Order** by President Jim Mitchell at 6:40 pm

**Addition to the Agenda:** None

**Approval of Agenda:** Moved/Seconded. Carried

**Minutes of May 7, 2011, were not brought forward as this was a hastily called meeting to deal only with the Strata Managers report to Council.**

**Discussion arising from Minutes:** None

**Financial Report:** Nothing presented.

### **Reports: From Strata Manager, Sharron Billey**

- Letter of Complaint
  - Sharron explained that while this letter is the first to arrive was by no means is the first disturbance noticed with this tenant. There was much discussion. Sharron was able to provide two separate RCMP file numbers and one written complaint. This tenant has been in the unit approximately 3 weeks. ***Motion: Council supports all measures deemed necessary to have this disruptive/abusive tenant removed from Unit 33.***  
Moved/Seconded. Carried.
  - Sharron asked advice from Council on the growing garden's/patio's from Unit #5. Council has asked Sharron to write a letter to have Unit 5 owners remove their garden/patio from our common property as it seems to continue to grow larger and larger. Sharron confirms that written permission has never been granted nor has the owner ever asked for permission to build on common property.
  - Sharron asked Council to: ***Approve having our Bylaws rewritten by a Lawyer and have a draft copy for our AGM.*** Moved/Seconded. Carried  
Sharron asked Council to provide any requests to be included in the draft and the response was: Smoking, pets, tenants, gardens and appropriate fine structure.

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**Old Business: None**

**New Business: None**

**Date, time, place of next meeting:**

- At the call of the President

Motion to Adjourn: Moved/Carried. Meeting adjourned at 7:45 PM.

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](mailto:sharronbilley@cranbrookagencies.com) or [jean@cranbrookagencies.com](mailto:jean@cranbrookagencies.com)*