

**COUNCIL MEETING MINUTES**  
**VICTORIA VILLA STRATA NES 46**  
September 22<sup>nd</sup>, 2008  
Realty Executives Cranbrook Agencies  
911 Baker Street, Cranbrook

**Attendance** Gary McCarthy  
Jim Mitchell

**By Phone** Scott Miles

**Guest** Joyce Mitchell

**Staff** Sharron Billey, Jean Klein

Called to order at 10:45am by Strata Manager Sharron Billey

**ADDITIONS TO THE AGENDA**

Lighting & Cameras  
Graffiti on North Walls  
Parking Lot

**MOTION TO ADOPT THE AGENDA AS AMENDED**

Second/Carried

**MOTION TO ACCEPT THE JULY 22<sup>ND</sup> MINUTES AS RECEIVED**

Second/Carried

**REPORTS**

**SECURITY REPORT:** On August 25<sup>th</sup>, 2008 fire alarm went off. Security silenced alarm, tenants returned to suites; each hallway was checked and cleared as OK. A fire alarm going off is very serious. This alerts all tenants to get out of their units immediately. Some tenants have young children and some tenants may have physical disabilities and are not able to move quickly. Everyone needs to help their neighbour in a time of emergency. Thankfully this was a false call.

**FINANCIAL REPORT**

Balance of Operating Fund: \$5,399.21 as of August 31<sup>st</sup>, 2008

Balance of Contingency Reserve: \$21,359.37 as of August 31<sup>st</sup>, 2008

**MOTION TO ACCEPT REPORTS:** Second/Carried

**OLD BUSINESS:**

1. **PARKING LOT:** . We received quotes on 3 ways to do the parking lot. Recommendations will be brought forward for the AGM

2. **POT HOLES** will be repaired due to safety concerns prior to painting new lines and numbers. Management will investigate costs of painting lines and numbering.
3. **WATER LEAK:** Unit 18 reported water leaking in to their smoke detector. Toilet rubber seals have been replaced within the group of 12 units. Unit 18 phoned their plumber and their plumber reported that the hot and cold water pipes were too close together which was causing condensation and insulated the cold pipe to eliminated the condensation. Strata received the bill. Strata is responsible for the hot and cold water pipes that run through the walls/ceilings. According to the original plumber that was called, the pipes being too close together was not an issue. Strata is still unclear if this water leak is solved. **MOTION: PAY UNIT 18 PLUMBERS BILL** Second/Carried
4. **WATER LEAK:** There was a water leak in ceiling of unit 22 caused by unit 24 above. A crack in the bath tub was discovered and is now completely restored. Strata and the owner have had open communication and the owner is taking full responsibility for the cost of repairs.
5. **TOWING VEHICLES:** Cold Country towed one vehicle. Two vehicles were gone and two vehicles now have vehicle storage insurance on them. Clarity on the by laws regarding unlicensed and un-road worthy vehicles in the parking lot will be addressed at the AGM.

#### **NEW BUSINESS**

**GRAFFITI, LIGHTING & CAMERAS:** The north end of each building needs a deterrent to cut down on the graffiti. After a discussion council has decided that motion sensor flood lights should be mounted. Electrical outlets will be investigated to accommodate motion sensor lights.

#### **DATE TIME & PLACE OF NEXT MEETING**

AGM, November 8<sup>th</sup>, 2008 at 1:00 pm. Location, ABC Restaurant, 1601 Cranbrook Street. Downstairs in the Boardroom

#### **MOTION TO ADJOURN at 11:45 am**

Second/Carried

**\*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 Real Estate if your fees are not up to date. Ph (250)426-3355 FAX (250)426-3683 or email: [accounts@cranbrookagencies.com](mailto:accounts@cranbrookagencies.com) or [jean@cranbrookagencies.com](mailto:jean@cranbrookagencies.com)*