

VICTORIA VILLA STRATA NES 46

Council Meeting

February 26th, 2011 at 10 am

Realty Executives Cranbrook - Boardroom

911 Baker Street, Cranbrook, BC V1C 1A4

Attendance Jim Mitchell Till Routley
By phone: Cheryl Plourde

Regrets Gary McCarthy, Milana Hambalek, Rhonda White

Guest Joyce Mitchell

Staff Sharron Billey, Strata Manager

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 January 25th 2011 Council Meeting Minutes. Moved/Seconded. Carried

Discussion arising from Minutes: None

Financial Report: Nothing new to report from report sent to owners on Feb 20/11

Old Business:

Strata Insurance clarification: Sharron spent some time on making sure that those present understood that there are three levels of insurance in a Strata.

- 1) One is the strata insurance which insures the envelope of the building and common areas.
- 2) The second is insurance that each individual owner needs to have to cover insurance occurrences within their individual unit. EXAMPLE: if your hot water tank fails, your sink springs a leak, your washing machine overflows, etc – strata may be held responsible for “strata liability” but the owners insurance at a minimum needs to be prepared to pay the deductible. Strata will go after any deductible they can to minimize claims that have not been any fault of the strata.
- 3) Tenants need to have their own insurance to cover their own property.

Fire Alarm issue update: Our President is a retired Electrician and has made arrangements to meet with Perry Creek Electrical to see if 3 heads could better troubleshoot the ground fault we have not been able to locate. He will give a further update when they have completed their review of the situation.

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On site Caretaker: Moved/Seconded. That Strata NES 46 hire Elliott Born to be our on-site caretaker ASAP. Carried

New Business:

- 1) Sprinkler system comes on way to late in the morning. It needs to come on earlier in the night say 2 – 3 am so it is off when residents are going to work at 6:30 am.
- 2) North Flood Lights out near 31 -- need to be fixed.
- 3) Garbage beside the dumpster needs to be cleaned up. When Elliott is on site those that “drop off” furniture etc will be identified and owners will be charged with clean up.
- 4) Noise is still an issue. Some do not care that after 11 pm – **NO NOISE!** We will ask Elliott to deal with this once on site.
- 5) Residents/guests parking in wrong spots. Get control. Vehicles will be identified once Elliott is on site and fines or towing will be imposed. It was suggested that all visitor parking revert to owner parking and all visitors park in the street. This item needs to be addressed at our next AGM.
- 6) Leaning fence needs to be repaired. Will be an Elliott responsibility.
- 7) Curb entry is so low smaller cars are bottoming out. Can we look at a concrete “ramp” system to correct this? Sharron to review.

Date, time, place of next meeting: May 7th, 2011 at 10 am. 911 Baker Street, Cranbrook, BC

Motion to Adjourn: Moved/Carried. Meeting adjourned at 10:55 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 if your fees are not up to date. Ph (250)426-3355 FAX (250)426-3683 or email: sharronbilley@cranbrookagencies.com or jean@cranbrookagencies.com*