



Cranbrook Agencies Real Estate

Division of Sharron Billey Holdings Ltd.

911 Baker St., Cranbrook, BC V1C 1A4

BUS 250-426-3355 FAX 250-426-3683

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**MINUTES OF COUNCIL MEETING OF VICTORIA VILLA STRATA
NES 46
July 24, 2007 AT 11:00 AM
BOARDROOM OF REALTY EXECUTIVES CRANBROOK AGENCIES REAL
ESTATE**

Attendance: Gary McCarthy, President

By Conference: Jan Stone, Treasurer

Absent: Evan Kotyluk

Guests: No guests

Staff: Sharron Billey, Strata Manager
Nancy DeRosa, Assistant to Sharron Billey

The meeting was called to order at 11:20 AM by Strata Manager, Sharron Billey

MOTION TO APPROVE THE AGENDA AS PRESENTED:

Carried.

MOTION TO APPROVE THE COUNCIL MINUTES OF July 10th, 2007 as circulated.

Seconded. Carried.

ADDITIONS TO THE MINUTES:

None.

REPORTS:

FINANCIAL STATEMENTS:

There was one NSF cheque reported and the originator has not yet been located. The bank charges \$5.00 for NSF cheques and we charge a further \$25.00.

Motion to send letters to any owners who make payment to the Credit Union to prove that the payments have been made. Without the proof, the money goes into a suspense account and the owner(s) show to be in arrears. Seconded. Carried.

Operating Funds Balance at June 30th, 2007 \$5,543.62; Contingency Reserve Fund Balance at April 30th, 2007 \$14,190.11.

Motion to accept the unaudited Trial Balance as presented. Seconded. Carried.

SECURITY REPORT:

There has been a noted improvement at Victoria Villa in regards to any problems.

OLD BUSINESS:

Sharron has written and sent a letter to Judge Sperry regarding the uncomplimentary mention of Victoria Villa in a recent article in the newspaper. She has asked for a retraction to the statement. The letter was read to the Executive, and a copy of the letter is included in the Minutes to be sent to the owners. To date there is no response.

The Painter has been contacted and reported to be starting the painting of the hallways and entrances in late August or early September.

There are still no door replacements to date, although it is a work in progress. James has adjusted all the doors as shown by Jim Mitchell, and now are working and have a full swing.

NEW BUSINESS:

BUDGET:

A Budget is in preparation for the up-coming AGM. After all of the commitments have been met, the Operating Fund will be in the \$5000.00 range.

We would like to thank Mrs. Frances van der Plas for writing an excellent letter to the Editor asking for retraction from Judge Sperry for his comments regarding Victoria Villa. A copy is available at the office for those that wish to see it.

The carpets will be next on the waiting list. There need to be 2 or 3 quotes in preparation for discussion at the AGM.

Reviewing the Budget, it was found not to be prudent to reduce the strata fees. There could possibly be a Special Assessment considered for the carpet replacement, to be discussed at a later date. This would possibly be completed over a 2 year period.

The Minutes of the Meetings are now all posted on the Cranbrook Agencies web site. If you would like to view them or are missing a copy, please visit www.cranbrookagencies.com and follow the Property Management link to Victoria Villa. We would also encourage all owners that have e-mail and have been receiving their Minutes by mail to contact Realty Executives Cranbrook Agencies with their e-mail address to facilitate in getting the Minutes out faster to everyone. Thank you for your assistance.

NEXT COUNCIL MEETING:

Tuesday August 28, at 11:00 AM in the Boardroom of Realty Executives Cranbrook Agencies Real Estate.

This will be the last meeting to discuss the carpets in preparation for the AGM.

Motion to adjourn at 11:50 AM. Carried.

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.)



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July 19th, 2007

Judge Don Sperry
Provincial Court Judge
320 Hard Street
Nelson, BC V1L 1S6

Dear Sir:

Re: Disparaging comments regarding Victoria Villa

I have been the Strata Manager of Victoria Villa since December 2006. Victoria Villa is the complex you identify in your comments recorded in the Daily Townsman on Friday June 22, 2007. In conjunction with your comments on someone being processed through your courtroom by the name of "Devon Morrow", a resident of Creston, BC are comments recorded as follows: *"If he drifts you could end up living somewhere like Victoria Villas"*. Morrow is accused of robbery, breaking and entering, assault with a weapon and assault causing bodily harm.

I assure you that the owners and investors of Victoria Villa are incensed with your comments. The owners and investors are anxious that you be informed that consistently and diligently owners and investors have been upgrading the quality of the complex known as Victoria Villa. The individual units represent a much higher quality now than in the past. This upgrading has resulted in a much higher class of client choosing to live at Victoria Villa and as such I declare our residents are a much higher class of client than the class you refer to in your comments. The concern is with so much effort going into this continuing upgrading process that comments from someone of your prominence and influence could be a step backwards for us.

We would ask that you retract your statements and refrain from using our complex as an example of where any "undesirables" would be welcome. In the view of the Management Company, owners and investors alike your comments were inappropriate and unnecessarily pejorative to us.

We look forward to your early reply.

Respectfully requested,

Sharron Billey, Strata Manager

Cc: Office of the Chief Judge
602 700 W Georgia Street
PO Box 10287 Pacific Centre
Vancouver, BC V7Y 1E8

Strata Property Act
FORM K
NOTICE OF TENANT'S RESPONSIBILITIES
(Section 146)

To the Owners Strata Plan No. _____ Re: Strata Lot _____

Civic Address _____

Tenant's Name (Please print) _____ Tenant's Name (Please Print) _____

Work Ph# _____ Work Ph# _____

Home Ph# _____

Tenancy commencing _____ [month, day, year].

IMPORTANT NOTICE TO TENANTS:

- 1 Under the *Strata Property Act*, a tenant in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time (current bylaws and rules attached).
- 2 The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant must comply with the changed bylaws and rules.
- 3 If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

Date: _____ [month day, year].

NOTE TO LANDLORD: A VALID FORM "K" MUST BE ISSUED WITH EACH TENANT CHANGE

Signature of Landlord, or Agent of Landlord _____ The address to which any notices to the registered owner of the strata lot shall be delivered is:

Landlord's Name (Please Print) _____ Owner's Address (Please Print) _____

Signature of Tenant _____

Signature of Tenant _____

The personal information requested and subsequently provided in this document is for the purpose of communicating with tenants and owners, ensuring the orderly management of the Strata Corporation and complying with legal requirements.

*** Fax copy of completed Form K is acceptable***

REALTY EXECUTIVES
CRANBROOK AGENCIES REAL ESTATE
911 BAKER STREET
CRANBROOK, BC V1C 1A4