



**MINUTES OF COUNCIL MEETING OF VICTORIA VILLA STRATA
NES 46**

September 17, 2007 AT 10:00 AM

**BOARDROOM OF REALTY EXECUTIVES CRANBROOK AGENCIES REAL
ESTATE**

Attendance: Gary McCarthy, President Jan Stone, Treasurer
Absent: Evan Kotyluk
Guest: Till Routley
Staff: Susan Nilsson, Licensed Strata Manager
Nancy DeRosa, Assistant to Sharron Billey

The meeting was called to order at 10:05 AM by Strata Manager, Susan Nilsson

MOTION TO APPROVE THE COUNCIL MINUTES OF August 28, 2007 as circulated. Seconded. Carried.

ADDITIONS TO THE AGENDA:

- Disruptive tenant
- Quote from Unique Windows

MOTION TO APPROVE THE AGENDA AS PRESENTED:

- Seconded, Carried

REPORTS:

FINANCIAL STATEMENTS:

Operating Funds Balance at August 31st, 2007 \$4,343.42; Contingency Reserve Fund Balance at August 31st, 2007 \$15,190.11.

There is a total of \$800.00 in the Suspense account. This balance indicates deposits from unknown source. We require proof of deposits in order to know who to credit it to.

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

There have been two complaints of unnecessary noise and disruption from a tenant. A registered letter will be sent to the owner of that unit to deal with the problem immediately.

We have a quote from Unique Windows, the price for the 2 doors that are needed immediately for safety reasons. The quote for the doors, labour, clean-up, and taxes is \$2513.12, the closers would be extra.
Motion to order the doors from Unique Window. Seconded. Carried.

SECURITY REPORT:

The report from Mountain Security of August 16, 2007 regarding the smoke detectors and keys for the Fire Department has been dealt with.

OLD BUSINESS:

GRAFFITI:

Gary McCarthy is looking into a product that will remove the graffiti as reported in the Minutes of August 28.

Western Canada Fire Protection:

There is no report to date of the last inspection that was made of all but 2 of the remaining units.

Motion to find out why the batteries in the smoke detectors were not checked at the inspection. Seconded. Carried.

NEW BUSINESS:

There has been a request from Highland Property Management for a lock box to provide access to Firemen to enter one of the units in case of an emergency. A suggestion was made to re-key the unit to the same as the master for entrance. The Management Company is calling the Fire Department to make those arrangements.

DATE FOR AGM:

The date for the 2007 AGM will be November 17th at 1:00 PM. The AGM will be held downstairs at the ABC Restaurant on the Strip in Cranbrook. We would appreciate everyone to come a little early for registration and proxy registration.

The Rules and Bylaws will be reviewed and discussed to present at the AGM.

NEXT COUNCIL MEETING:

Monday, October 22, 2007, at 10:00 AM in the Boardroom of Realty Executives Cranbrook Agencies Real Estate.

Motion to adjourn at 11:05 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.)