

COUNCIL MINUTES
VICTORIA VILLA STRATA NES 46
July 22nd, 2008
Boardroom – 911 Baker Street, Cranbrook BC

Attendance Gary McCarthy
Jim Mitchell
By Phone Scott Miles
Regrets Gary Grey & Jolene Hellewell

Staff Sharron Billey, Strata Manager Jean Klein, Strata Assistant

This July 22nd Council Meeting is to replace the June 24th, 2008 Council Meeting that was cancelled because of no quorum.
The meeting was call to order at 10:15 am by Strata Manager, Sharron Billey

ADDITIONS TO THE AGENDA
None

MOTION TO ADOPT THE AGENDA AS RECEIVED
Second/Carried

MOTION TO ACCEPT THE APRIL 22ND, 2008 MINUTES AS RECEIVED
Second/Carried

REPORTS

BILLS: Bills are all paid up to date

SECURITY REPORT: No issues to report

FINANCIAL REPORT:

Balance of Operating Fund: \$7,117.71 as of June 30th 2008

Balance of Contingency Reserve: \$20,359.37 as of June 30th 2008

MOTION TO ACCEPT REPORTS: Second/Carried

OLD BUSINESS

1. The increase of garbage pick up has been very effective.
2. Donna Yuill, the painter, is working on the west side. Donna said she will be done approximately August 15th.
3. Parking: The visitor parking stalls will be reduced and or moved. The parking committee will report on a mutual agreement that will benefit everyone. Five vehicles were given notice of removal due to being unlicensed and uninsured vehicles.

NEW BUSINESS

Fire Inspection Report: The Western Canada Fire inspectors came to Victoria Villa to do their annual inspection of each and every unit's fire alarm, smoke detector and fire extinguishers. They were not able to go into every unit. Owners are responsible to have their units available for the day in order to have a complete inspection. The inspectors start at 9:00 am and done by 5:00 pm approximately. The Fire Department was able to provide Victoria Villa their service of inspecting hallways of multiple dwellings. They were impressed with the improvements of Victoria Villa. The following are a couple of items to address

1. All unit doors need to have spring loaded hinges. They are approximately \$11 each. This will be addressed at the AGM.
2. There are two electrical stations, one in the west side building and one in the east side building. Each station has warning lights which will flash when there is a failure of any kind. The Cranbrook Fire Department recommends that a flashing light be installed on the outside of each building in order to be clearly visible. Strata Management has a quote from an electrician coming. If the quote is under \$500, strata will proceed. If the quote is over \$500 strata will call a council meeting for approval. There will be a log kept in each building to insure regular check ups by our maintenance person.

Water Leak: Unit 18 reported water leaking in to their smoke detector. The plumber was called, and opened the ceiling to reveal extensive condensation from the cold water supply line. The cause of the condensation is water running or a leaking somewhere, not necessarily in that unit. Strata is replacing the rubber seals in 6 selected toilet tanks that have shown indication of possible leaking. The job will be complete by Friday July the 25th. If the new seals do not correct the condensation issue the only option that remains is bringing in a restoration professional to work with the plumber has been recommended. The final results will be reported at the next meeting.

DATE AND TIME OF NEXT MEETING

Monday, September 22nd 2008 at 10:30.

MOTION TO ADJOURN

Second/Carried Meeting Adjourned at 11:08 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 3A4. 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 we do not send out reminders of meetings!