

AGM
VICTORIA VILLA STRATA NES 46
November 8th, 2008
ABC Restaurant, Cranbrook

Attendance Mike and Karen Barron (2) Gary McCarthy (8)
 Jim Mitchell (3) Till Routley (1)

Receipt of Proxies Jolene Hellewell (1) Rhonda Kielpinski (1)

Call to Order 1:25 pm by President, Gary McCarthy

Confirmation of Quorum A total of 4 owners were present holding 2 proxy votes for a total of 16 votes. Quorum is confirmed.

Proof of Notice All agree Notice of AGM has been received

Additions to the Agenda None

Approval of 2007AGM Minutes: Regarding the total number of votes plus the total proxies held, is a total number of 16 votes out of 50.

Motion to Accept Corrected 2007 AGM Minutes
Second/Carried

Approval of the Proposed 2008-2009 Operating Budget Council recommended no changes to the budget

Motion to Accept Proposed 2008-2009 Operating Budget
Second/Carried

Review Insurance Coverage: Under Liability, CGL is short for Comprehensive General Liability. Management is not expecting an increase in insurance. At this time management is waiting for 3 quotes. Victoria Villa's insurance supplier is Dave Bowman with Falkins Insurance; he is very dependable on the needs of Strata NES 46. If any of the quotes are out of line and we find we need change carriers of insurance strata management will have to call a Special General Meeting.

Motion to Approve Insurance Coverage
Second/Carried

Elect Strata Council Scott Miles – Stands, Gary McCarthy – Stands, Jim Mitchell – Stands. Willing to let their name stand are Till Routley and Mike Barrons. Hearing no further nominations for council the above are acclaimed. The positions of council will be announced at the first Executive Meeting.

Motion to Accept Elected Strata Council Members

Second/Carried

Old Business

Painter: Yuill Paint & Home Decorate was given a deposit cheque May 2007. To keep costs low the previous strata management agreed to hire the painter on a part time bases. There are approximately 3 hallways remaining to be painted. Receive for information

New Business

Spring Loaded Door Hinges: The Cranbrook Fire Department recommends Victoria Villa have Spring Loaded Door Hinges a total of 3 hinges per unit door. Unit doors need to close, not latch. The question that follows is how many spring hinges will that require. The spring hinges are approx \$12 each. JGD Handyman can do the installation for approximately \$15 per hour by. Strata will purchase the hinges.

Motion to Proceed with Spring Loaded Door Hinges

Second/Carried

Parking Lot, Paving, Sealing and Painting: The first step will be to fill the pot holes. BA Blacktop is unable to do the job until spring. In the meantime Canadian Tire sells pot hole fix it kits. The second step is to repave or seal coat the parking lot. The final step is painting the lines and X out the emergency entrance into each group of units. This will leave the parking lot short 3 or 4 visitor parking spots.

Motion to Proceed with Parking Lot review and best choices.

Second/Carried

Common Area Rules re: unlicensed vehicles: All vehicles must be road worthy. No derelict vehicles. Strata will no longer accept vehicles with storage insurance. Victoria Villa is not a storage facility. From this day forward vehicles that are unauthorized to park at Victoria Villa will be towed in 48 hours. All owners/tenant are allotted one parking space per unit.

Motion to Adjourn at 3:05

Second/Carried