

COUNCIL MEETING MINUTES
VICTORIA VILLA STRATA NES 46
January 26th, 2009
Realty Executives Cranbrook Agencies Real Estate
911 Baker Street

Attendance Mike Barron Scott Miles,
Till Routley, Jim Mitchell by phone.

Regrets Gary McCarthy

Staff Sharron Billey, Jean Klein

Called to Order by Strata Manager Sharron Billey at 10:10am

Addition to the Agenda Key Deposit
Common Areas

Approval of New Agenda Moved by Jim Mitchell Second by Scott Miles, Carried

Approval of September 22nd, 2008 Council Meeting Minutes
Moved by Mike Barron, Second by Scott Miles Carried

Reports **Financial Report:** Balance - Operating Fund: \$4,480.32 at December 31st, 2008
Balance - Contingency Reserve Fund: \$23,449.16 at December 31st, 2008.

Motion to Approve Financial Report
Moved by Jim Mitchell, Second by Mike Barron, Carried

Old Business **Insurance:** Victoria Villa's insurance supplier is Falkins Insurance, contact person is Dave Bowman. Premium is down, \$9,650.00 with replacement value increased by 15%.
Insurance Received for Information:

New Business **Appoint Council Position:** Strata N46 Council positions are as follows;
President–Gary McCarthy, Secretary/Treasurer -Scott Miles, Grounds Director- Jim Mitchell, Directors- Mike Barron and Till Routley.
Motion to Accept Elected Council: Moved by Jim Mitchell, Second by Scott Miles, Carried

Key Deposit: It has been suggested to Sharron Billey that owners may want to consider a key deposit policy. Council discussed the pros and cons on a key deposit at the expense to the tenant. This is a good idea but will also increase a tenants' move in costs. Discussion tabled until next meeting of Council.

Common Areas: 1) Cold weather is causing the pumping action on outside door hinges to be slower, sometimes, not strong enough to latch the door shut. If owner/tenants outside door did not latch closed, we need to remind all occupants to shut the doors!

2) Items stored in the common areas are a hazard. Emergency personnel need to move freely and efficiently throughout each unit hallway. Using the common area as storage is an ongoing problem. Strata management is going to reactivate past action. We will give notice to offending occupants, then whatever is in common hallways will find its way to the dump.

Date, Time and Place of Next Council Meeting: Tuesday March 24th, 2008 at 10:00 am at 911 Baker Street, Cranbrook, BC

Motion to Adjourn: Moved by Jim Mitchell, Second by Scott Miles, Carried