MINUTES OF COUNCIL MEETING
STRATA PLAN VR-329
PURCELL WOODS

HELD:	On Tuesday, April 20, 2010 at 6:30 p.m. in Pool Cabana at 1964 Purcell Way, North Vancouver, B.C.		
PRESENT	Wolf Steche	Vice-President	Unit #1904
	Michael Fitt	Treasurer	Unit #1964
	Jennifer Meilleur	Grounds (6:35 – 7:00 pm)	Unit #1874
	Sarah Drummond		Unit #2088
	Cathy Iannella		Unit #1990
	Maya Butterfield		Unit #2028
REGRETS	Stephen Spector	President	Unit #1986
GUEST	Rudy Sedlak	*(6:35-7:25 p.m.)*	
	Diane Gough	*(6:35-6:45 p m.)*	Unit #1926
STRATA AGENT	Muryn Jordan, Vancouver Condominium Services Ltd.		

The meeting was called to order at 6:35 p.m.

GUEST BUSINESS

Diane Gough attended the council meeting in order to discuss a variety of concerns with council. Specifically two trees growing in the berm at the back of the unit which Ms. Gough feels need to be pruned. The front bedroom window frame is in need of repair and the front sidewalk spacers have sunken. Additionally Ms. Gough is requesting permission to cement an area near the carport where currently there are stones and gravel. The final note of concern is that the front carport deck needs replacement.

Council advised Ms. Gough that the two trees in the berm are noted on the arborist's report as requiring pruning. The carport deck is on the list for repairs and the sidewalk spacers will be reviewed by Mr. Sedlak.

Council thanked Ms. Gough and she departed the meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 16, 2010 council meeting, as circulated.

BUSINESS ARISING

1. Building Rehabilitation Project:

   - Roofing completed at units 1950 – 1944
   - Ongoing gutter cleaning in complex
   - Review and research based on owner correspondence

2. Grounds: There was nothing to report.

3. Arborist Report: As per council's request at the previous meeting, Rudy Sedlak had contacted Clearview Tree Services in order to obtain a quote for all of the recommended tree work noted in the arborist's report from Dave MacLean. Clearview Tree Services has previously completed a variety of pruning in the complex at council's request and council has been pleased with the work and related prices. The arborist's report specifically recommends 15 trees which require removal and/or significant pruning. These trees have been taped in the complex for owners to review and understand which trees are being recommended for removal. The quote for the removal of the 15 trees is $9,525 plus GST. It was noted that this pricing includes pruning of some additional trees. Following discussion, council approved the quote in the amount of $9,525 plus GST for the removal of the noted trees.

   The remainder of the recommendations in the report (i.e. pruning) have been deferred until later in the year.

   All owners are advised that council will discuss with Dave MacLean the replacement of species of appropriate trees where necessary.

4. Entrance Sidewalk Safety Review: The council members advised that the landscaper has completed cutback of the surrounding bushes in the entrance sidewalk area on the south side of the complex.

5. Improved Lighting around Pool and Pathways: Council requested that the agent work with Rudy Sedlak to obtain options and prices for improving the lighting around the pool and surrounding pathways.

6. Door Replacement: At the previous meeting an owner had written to council requesting that their front door be replaced as it is cracked and may cause a security threat. Council had requested that Mr. Sedlak review the issue. It was reported that the front door does have a crack; however, the door does close and lock and does not pose a security issue. It was further noted that the strength of the door has not been compromised. A quote for replacement of the door is $780 plus taxes for materials and installation costs. Council approved the request and Mr. Sedlak will coordinate the door replacement.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.

1. Council received a letter from an owner regarding the arborist report and the trees recommended for removal. The owner is concerned as the tree near their back deck is not noted as requiring removal however the tree has dropped branches on the roof of the owner's unit. The council reviewed the arborist's report and noted that the tree at the back of the unit has been recommended for pruning. The agent will advise the owner that the tree will be reviewed; however, it is not recommended for removal.

2. Council received letters from three owners regarding the removal of trees behind their unit. The owners are concerned that the removal of the tree will create a large gap and a loss of privacy and security for the owners. Concerns were also raised regarding increased noise and vehicle pollution from the neighbouring university parking lot. The owners are advised that the council will discuss species appropriate tree replacement with the arborist in order to ensure that any large gaps created by the tree removal will be taken care of; however, owners are reminded that the replacement may not be immediate due to weather and seasonal conditions.

3. Council received a letter from an owner expressing concerns that trees not be removed until the end of bird nesting season as to not disturb bird nests. Council will take this into account prior to removing any trees.

   The owner also advised that while they are pleased with the overall work completed by Mitchell's Towing, an option to reduce owner towing would be to designate a few spots as a loading zone. Council discussed the suggestion and agreed that the creation of a loading zone is not appropriate for the complex.

   Finally, the owner requested that a recycling station be created in the complex rather than having each owner with individual blue boxes. Council requested the agent confirm; however, it is their understanding that the District of North Vancouver mandates that blue boxes be used in the complex rather than recycling stations.

4. An owner wrote to council expressing their concern with regard to the conduct of an employee of Mitchell's Towing. The owners were parked in their own stall when Mitchell's Towing began to remove their vehicle as the parking spot number was worn off of the stall. Council understands the owner's frustration and the agent was instructed to advise Mitchell's in writing that vehicles in numbered stalls are not to be towed. Council instructed Mr. Sedlak to complete number repainting where required.

5. An owner requested clarification from the agent with regard to the home renovation tax credit. The owners are advised that the work completed in Purcell Woods does not qualify for the home renovation tax credit and as such, Vancouver Condominium Services will not be sending out any schedules of payments made.

6. A letter was received from an owner concerned with mold growth on the back wall of the bathroom and in a closet. Mr. Sedlak had previously reviewed the issue as there was a concern with regard to a leak in the attic. This was repaired and no further concerns were noted. Mr. Sedlak did advise that the owner's bathroom is original and the mold growth and dampness might be related to failure of the original tile and grout in the bathroom. Mr. Sedlak has arranged with the owners a time to review the issue.

7. Council requested that the agent forward a letter to an owner in the building advising that since the reconstruction of the fence in the back area, a wall of their shed is now exposed. This wall is bare plywood and the owner must cover the wall with cedar to match the rest of the complex. Mr. Sedlak is willing to meet with the owners to provide materials.

8. Council received a letter from an owner requesting that the gate on their fence be removed and a solid piece of fencing be installed instead. Council discussed the request and it was noted that the gate is original to the complex. The owner is concerned that people are using their gate for access through the complex. The owners are advised they are welcome to install a lock on the gate; however, if they do want the gate replaced with fencing it will not be done at the strata corporation's cost. The owner is welcome to pay for the work.

9. Council received a letter from an owner with concerns about the drainage system on their carport deck. Mr. Sedlak has been in touch with the owner and the issue has been remedied.

10. An owner wrote to council concerned with the overflowing gutters. Mr. Sedlak was advised and the gutters have been cleaned. Additionally, the owners have advised that there seems to be an ant infestation in their unit. The agent advised that a pest control company was contacted immediately and have been asked to contact the owner directly.

Rudy Sedlak departed the meeting.

NEW BUSINESS

Residents are reminded that bear season has begun. Please do not encourage visitation by bears. All food sources must be cleaned and/or removed from the exterior. The garbage sites should be secured and all bird feeders put away.

Council would like to thank residents for the ongoing commitment to recycling; however, residents are reminded that the pick up day will continue on Mondays until Victoria Day weekend (May 24th) when it will move to Tuesdays. Residents are asked to put their recycling out accordingly. Pick up schedule can be found at: http://www.nsrp.bc.ca/collection-schedule.html.

A reminder has been left by the garbage removal company that electronics must be dropped off at the recycling depot on the east side of Brooksbank Road north of Marine Drive. This includes monitors, computers, and any other electronic equipment. Failure to do so may result in additional charges and fines applied against the strata corporation.

All owners and residents are reminded that Rudy Sedlak is not to be contacted directly with concerns or complaints. All issues should be forwarded to the agent at Vancouver Condominium Services.

FINANCIAL REPORT

1. Monthly Statement: The council Treasurer advised the March 2010 financial statement has been reviewed and recommended approval. It was moved, seconded and carried to adopt the March financial statement as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.

2. Account Balances: The current balances for the 3rd month as at March 31, 2010 in the appropriate funds are as follows:

• Total Cash Balance	$ 75,459.24	(including CRF Balance)
• CRF Balance	$152,742.93	(Contingency Reserve Fund)

3. Audit Finalization: The agent presented council with a bound copy of the finalized audit prepared by Reid Hurst Nagy for the 2009 fiscal year. The agent also distributed the audit letter outlining any significant issues with regard to the strata corporation's financial position. The agent reviewed the items with council and noted that the three items have already been reviewed by VCS.

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be held on Tuesday, May 18, 2010 at 6:30 p.m. in unit 1986 Purcell Way, North Vancouver BC

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MJ/md

Insurance Coverage

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.