MINUTES OF COUNCIL MEETING
STRATA PLAN VR-329
PURCELL WOODS

HELD	On Wednesday, October 12, 2011 at 6:30 p.m. in the Strata Pool Cabana, North Vancouver, B.C.		
PRESENT	Stephen Spector	President	Unit #1986
	Michael Fitt	Vice President/ Bylaw Committee Liaison	Unit #1964
	Cathy Iannella	Pool	Unit #1990
	Wolf Steche	Grounds	Unit #1904
	Jason Hunt	At Large	Unit #1806
	Maya Butterfield	Pool	Unit #2028
REGRETS	Sylvia Cromack	Treasurer	Unit #1808
GUEST	Rudy Sedlak	*(7:00 p.m. – 7:30 p.m.)*	
STRATA AGENT	Bill West, Vancouver Condominium Services		

The meeting was called to order at 6:30 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the September 14, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following discussion, it was moved, seconded and carried to adopt the September 2011 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 9th month as at September 30, 2011 in the appropriate funds are as follows:

• Total Cash Balance	$ 206,221	(including CRF Balance)
• CRF Balance	$ 158,105	(Contingency Reserve Fund)

3. Arrears: Council discussed owners' arrears. No action is currently warranted.

4. Banking: Council was in receipt of a memorandum from Vancouver Condominium Services Ltd. advising that VCS will be changing banking institutions from Coast Capital Savings to VanCity Credit Union, effective December 1, 2011. The change requires consent of the strata council since the banking arrangement is part of the management agreement with VCS. After discussion, council decided to investigate alternative banking options which will be presented to the owners at the Annual General Meeting.

5. Third-Quarter Expenses: As agreed by council at the Annual General Meeting, the quarterly spending of the Grounds Repairs, Maintenance and Rehabilitation project line items will be reported to the owners. The report for expenses from July 1, 2011 to September 30, 2011 is attached for owners' review.

BUSINESS ARISING

1. Building Rehabilitation Project: Mr. Sedlak reviewed various work conducted during the previous month. Some of those efforts include:

- Unit 2002 – replaced rotting siding. Drainage repair plan pending.
- Unit 2066 – deck and railing repair.
- Unit 1964 – fence repair.
- Carports at units 2082 and 2084 have been repaired.
- 1958 and 1960 west wall siding work completed.

Council then discussed with Mr. Sedlak various projects to complete before the end of the fiscal year. The immediate list includes the following:

- Exterior painting of all untreated wood (weather dependent).
- Roofs at units 1990 and 1992.
- Speed bump between units 1986 to 1998.

Mr. Sedlak introduced samples of a polymer coating under consideration to re-cover the stairs and walkways at the maisonettes. The council requested Mr. Sedlak continue to investigate flooring options before deciding the material to be used.

The council requested Mr. Sedlak create a list identifying all building sidings and slats that

remain to be addressed.

2. Arborist Report/Council Property Inspection: The council has tentatively set October 22nd as a date to meet with the arborist and simultaneously conduct a tour of the property for the dual purpose of identifying trees requiring attention and observing any other property issues requiring council attention. If the weather is not conducive on October 22nd, the inspection will be re-scheduled for October 29th.

3. Pool Keys: Council authorized the production of new pool keys which will be available at the Annual General Meeting.

4. Parking Tags: The council authorized new parking tags to be produced which will also be available at the Annual General Meeting. The council stipulated that any replacement of two new parking passes will cost residents $50.

5. Pool Repair: The council requested the agent contact West Coast Pool and instruct them to begin the previously approved pool repairs.

6. Lighting: Council is scheduling a date with Commercial Lighting Products Ltd. consultant Taya Mernagh in order to begin the development of a comprehensive plan to rejuvenate the exterior lighting. Jason Hunt has agreed to head this project.

7. Bylaws: After careful consideration, the council has decided that it is not feasible to complete the bylaw review and propose revisions by the Annual General Meeting date. The council noted the importance of thoroughness versus speed in amending strata bylaws. The bylaw revisions will be on-going and presented to the owners at a future general meeting.

8. Amenity Room Agreement: The council reviewed a draft of a proposed amenity room agreement that is intended to be used when residents wish to rent the amenity room. The agreement covers issues including; damage deposits, clean-up, proper use, and strata indemnification. Council will continue to refine this agreement and present it and a related bylaw authorizing its use at the Annual General Meeting.

9. Fire Inspection Report:

The recent property fire inspection by the North Vancouver District Fire Dept. warns that owners blocking open fire doors will be subject to fines. The council wishes to advise that in order to avoid fines, the strata corporation requires all owners' co-operation and requests that no fire doors be illegally blocked open for pets or ventilation.

CORRESPONDENCE

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

1. Council received correspondence from a former owner requesting reimbursement of towing costs for a vehicle that was towed. The council reviewed the circumstances of the request and advises that the towing company was following protocol and therefore, no reimbursement will be approved.

2. An owner wrote with various questions and concerns. Most have been addressed within the contents of these meeting minutes. The agent will correspond with the owner directly concerning other items.

3. A letter was received by council requesting approval to clean algae off the side of the building and have council reimburse them. The council advises that all exterior cleaning will be conducted by the strata directly.

4. Council received a letter from an owner living in Pod 1948 -1956 informing them that the drainage issue behind their unit that was thought to have been resolved is not resolved. There continue to be leaks into the unit's laundry room. The council advises that they have previously done extensive and expensive repairs in an effort to mitigate this flooding. Mr. Sedlak will i nvestigate further in order to de termine the cause of the on-going flooding. Council has raised the possibility that the private deck was improperly constructed and may need to be removed and replaced.

   An investigation of the history of the unit's deck will be conducted in order to determine whether the strata or the owner will be responsible for further repairs.

NEW BUSINESS

1. Inter River Community Association: Council received a request from the newly re-formed Inter River community Association for donations. The council approved the requested donation of $1.00 per unit. The purpose of the Inter River Community Association is intended to inform local residents of important local issues affecting them.

2. Annual General Meeting: The Annual General Meeting has been scheduled for Wednesday, January 25, 2012 at 7:00 p.m. at the Holiday Inn.

Unfortunately we must advise that someone is stealing light bulbs from strata exterior fixtures. This causes an unnecessary expense, safety concern and inconvenience to residents. Exterior lights bulbs are not meant to be utilized for personal use by any residents.

Residents are reminded that bears are still about. Please be mindful when dealing with garbage or foodstuffs.

There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be held on Wednesday, November 9, 2011 at 6:30 p.m. in unit 2028.

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BW/ys

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.

VR 329 - PURCELL WOODS
EXPENSES FROM JANUARY 1 - MARCH 31, 2011

Expenses from Repairs & Maintenance, Rehab Project and Grounds

	Jan - Mar 2011	Apr - Jun 2011	Jul - Sept 2011
pest control	$ 935.20	$ 184.80	$ 2,766.00
strata cell phone	$ 249.36	$ 352.98	$ 361.77
gutter cleaning & repair	$ 3,976.00	$ 6,737.16	$ 8,944.57
roof repairs & related	$ 616.00	$ 1,036.00	$ -
general materials (includes all lumber)	$ 2,147.93	$ 9,070.58	$ 4,102.66
fire testing & related	$ 476.56	$ 436.80	
misc repairs	$ 1,309.73	$ 3,751.88	$ 13,445.01
consulting fees	$ 8,904.00	$ 8,904.00	$ 8,904.00
asphalt repairs	$ -	$ 53.00	$ 3,080.00
deck repairs & rebuilds	$ -	$ 17,231.44	
tree pruning & related	$ 9,212.00		
siding replacement	$ -		
junk removal & greenwaste	$ 385.52	$ 407.68	
roof valleys	$ -		
window cleaning	$ -		
electrical repairs	$ 415.15	$ 473.64	
snow removal/salt order	$ 1,904.00		
regular landscaping	$ 9,576.00	$ 9,691.00	$ 12,988.00
fences	$ 2,576.00	$ 896.00	
painting	$ 297.44	$ 2,884.00	$ 19,525.11
drainage	$ -	$ 2,286.62	$ 2,107.42
total	**$ 42,980.89**	64,397.58	$ 76,224.54