MINUTES OF COUNCIL MEETING

STRATA PLAN VR-329

PRUCELL WOODS

HELD: On Monday July 26, 2010 AT 6:30 p.m. in unit 2028 Purcell Way, North Vancouver, B.C.

PRESENT:	Stephen Spector	President	Unit #1986
	Wolf Steche	Vice President	Unit #1904
	Michael Fitt	Treasurer	Unit #1964
	Jennifer Meilleur	Grounds	Unit #1874 (6 :30-7 :30)
	Cathy Iannella		Unit #1990
	Maya Butterfield	Pool	Unit #2028
	Sarah Drummond	Grounds	

GUEST: Sylvia Cromack (6:30 – 6:40)
Rudy Sedlak (6:30 – 7:10)

STRATA AGENT: Muryn Jordan, Vancouver Condominium Services Ltd.

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

GUEST BUSINESS:

Sylvia Cromack attended the council meeting in order to discuss her concerns with regard to the upkeep of the pool cabana. Ms. Cromack expressed frustrations with the level of cleanliness and cosmetic appearance of the cabana area. Council agreed to review the general upkeep of the area both in and out of the pool and surrounding walkways. Council thanks Ms. Cromack and she departed the meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of June 28, 2010 council meeting, as circulated.

BUSINESS ARISING

1. Rehab Project: Rudy Sedlak advised council of the following:

    - Floor deck replacement in unit 1904
    - Full deck replacement in unit 1930
    - Carport replacement completed in units 2002 and 2004
    - Concrete expansion joints replaced outside unit 1926
    - On-going fence painting
    - Crawl space replacements completed in unit 1882
    - Storm sump review and investigation behind unit 1994 and 1996

2. Grounds: Council requested that the agent contact Gordon Merrill to request that a regular review and clean up of the playground be completed as many owners are leaving toys and other garbage items in the area. All owners are reminded that toys are not to be donated to the playground area. If children are no longer interested in playing with their toys, owners are asked to dispose of them properly and not leave them in the playground.

3. Arborist Report: At the previous meeting, council had requested that the agent contact the arborist to request information about the proper species to be installed in replacement of the trees which were removed. Council received a general response from the arborist, advising that it is not possible to provide such information without completing an additional review of the complex. Council requested the agent obtain a quote from the arborist for the costs to complete a review and provide a report to council on species appropriate trees for replanting purposes.

4. Capilano University Film Centre Construction: There is nothing to report.

5. Bylaw Review: As per council's approval at the previous meeting, the agent advised Clark Wilson that council had approved purchase of the template for bylaws and the template was received. The agent will complete a cursory review of the template and the existing strata corporation bylaws in order to determine which bylaws are specific to Purcell Woods. The bylaw packages will also be reviewed by Clark Wilson.

CORRESPONDENCE

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

1. Council received a letter from an owner requesting help in locating their main water shut off. The owners have attempted through the use of a professional plumber to find the shut off, however have not been able to locate it. The owners have also noted that they have had water seep through the foundation into their basement. Council requested that Rudy Sedlak review both issues. The owner requested that paint be supplied to them in order to allow

them to paint their back patio. Mr. Sedlak will ensure that the paint is delivered to the owners. Finally, the owners expressed concerns with regard Mitchell's Towing as the owners feel they are overly aggressive. Council advised they are satisfied with the work being completed by Mitchell's and the best method to avoid dealing with a Mitchell's employee is to park according to the bylaws.

2. Council received a letter from an owner requesting that their carport deck be reviewed. It was noted that the carport deck was replaced in early July. The owners requested that their front drain and downspout be reviewed as it continues to overflow. Mr. Sedlak advised that this issue is currently under review and will be repaired shortly. Council requested the agent to forward a letter to the owner requesting that the owner re-evaluate the number of large planters that are stored on the carport deck.

3. Council received a letter from an owner with regards to their back yard flooding problem. Please see New Business – Item #3.

4. Council received a letter from an owner expressing concerns with regard to a barking dog on the west side of the complex. Council is aware of the issue and the agent was instructed to forward a letter to the owners of the dog.

5. Council received two letters from owners citing concerns regarding the speed of vehicles travelling around the north east corner of the complex. Council reviewed the letters in detail and requested that Rudy Sedlak provide a quote for costs to install appropriate speed humps in the area. Council does not intend to make any decisions with regards to installation of speed humps until quotes are received and reviewed.

NEW BUSINESS

1. Chimney Cleaning Quote: Council received an unsolicited quote from Clean Sweep Chimney Services in the amount of $20 per fire place chimney for inspection. If cleaning is needed, the cost for cleaning and inspection is $48 per unit. Council approved the quote and requested that the agent schedule the cleaning for the wood burning fireplaces in the complex.

2. Playground Construction: A council member has agreed to sit on a playground committee in order to review options for reconstruction of the existing playground as the current structures are old and dilapidated. Any owners or parents wishing to sit on the playground committee are asked to contact the agent.

3. Sump/Storm Drain: An owner on the northeast side of the complex has reported flooding in the backyard of the unit. Mr. Sedlak had reviewed the area and had advised council that the sump drain may have suffered damage during the pile driving which was occurring at the University during construction of the Film Centre. The construction company was approached regarding the possible sump drain damage and they have agreed to work with Mr. Sedlak to research the current situation. Council will be kept apprised as information is available.

4. General Reminders:

All owners and residents are reminded that towels, rugs, etc. are not to be hung off the balconies at any time. Towels which need to be dried after pool use, are to be left inside the unit.

Owners are also reminded that sidewalk chalk is not to be used except in the playground area.

All residents are reminded not to feed the animals including birds and squirrels. Doing so attracts additional animals such as rats and bears.

Owners are reminded that the recycling pick up date will move to Thursdays starting August 1st, until Labour Day at which point it will move to Fridays.

Residents are reminded to ensure that waste is disposed of in the proper facilities. Non-household items are not to be disposed of in the Purcell Woods garbage facilities at any time. This includes paint cans, batteries, furniture, renovation materials, electronics etc.

Residents are asked to be neighbourly in allowing the contractors to plug their materials into electrical sockets in their units. The contracts are completing a variety of work to the benefit of all owners and there are times when the equipment is required to be plugged in. The electrical costs are minimal and owners are asked to be cooperative.

Residents are reminded that during summer hours, many owners sleep with their windows open. Any outside parties, etc. are asked to keep in mind sleeping neighbours and move their conversations indoors after 10:00 p.m.

Owners can contact council at the following e-mail address: council@purcellwoods.ca

Phone calls are to be directed to the agent at 604-684-6291.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Monday, August 23, 2010 at 6:30 p.m. in unit 1986.

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