MINUTES OF COUNCIL MEETING
STRATA PLAN VR-329
PURCELL WOODS

HELD	On Wednesday, July 27, 2011 at 6:30 p.m. in Unit #1904 Purcell Way, North Vancouver, B.C.		
PRESENT	Stephen Spector	President	Unit #1986
	Michael Fitt	Vice Pres/Bylaw Committee Liaison	Unit #1964 *(6:30–7:15 pm)*
	Cathy Iannella	Pool	Unit #1990
	Sylvia Cromack	Treasurer	Unit #1808
	Wolf Steche	Grounds	Unit #1904
REGRETS	Jason Hunt	At Large	Unit #1806
	Maya Butterfield	Pool	Unit #2028
GUEST	Mr. Rudy Sedlak		
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 June 28, 2011 council meeting, as circulated.

BUSINESS ARISING

1. Building Rehabilitation Project: Mr. Sedlak reported the following:

- Road asphalt work designated by council is completed.
- Children's playhouse with adult benches is completed.
- Children's playground posts are repaired and painted.
- Unit 1818 balcony painted.
- West Berm stairs completed.
- Gutter replacement at units 2080, 2022, 1872, 1918, 1916, 1932, 1928, 1838, 2078, 2024, 1912 and 1914.
- Drainage connection completed behind unit 1956.
- Soil replaced and seeded.

Mr. Sedlak submitted a quote to paint the front and sides from units 1974 to 1984. Council reviewed the quote and approved the work. Owners will be notified of the date the painting will occur and requested to remove all personal belongings from the exterior of the building.

2. Balconies and Decks: The council instructed Mr. Sedlak to schedule deck repairs on unit 1870 and 2084. These are the two remaining decks to be done.

3. Staining: Council requested Mr. Sedlak review and report on all areas that still need to be stained in the complex. Bids will be sought and council will review them at the next council meeting.

4. Maisonette Carpet Replacement: The council requested Mr. Sedlak begin front carpet replacement on one of the maisonettes as a trial before proceeding with the others. The front carpet will be removed, sandblasted and sealed with an appropriate finish.

5. Pressure Washing: The council approved a bid from Good Earth Services to pressure wash the retaining walls surrounding the parking area in front of the west garage, east garage and the wall around the outside edge of the pool area on the west and south side. The approved quote is for $620 plus HST.

6. Pest Control: Council requested the agent obtain quotes from Care Pest Control to remove birds that are nesting in the soffits at units 1956, 1974 and 1976.

CORRESPONDENCE

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

1. Correspondence: An owner wrote requesting their front gutters be fixed and that the light in the garbage hut outside the unit also be repaired. Council reported that the gutter has been attended to and the light repair work has been scheduled.

2. Wasp Nest: An owner wrote requesting that a wasps' nest be removed from the fence in the backyard. Mr. Sedlak removed the nest.

3. Deck Repairs and Ants: Correspondence was received from an owner requesting that their deck be repaired and that the owner is concerned that carpenter ants may be inhabiting part of the front patio. The council advised that they have authorized Mr. Sedlak to schedule repair of the deck and to inspect the possible carpenter ants will be inspected.

4. Appreciation: An owner wrote expressing thanks to Mr. Sedlak for the professional job he had done repairing the deck.

5. Various Maintenance Concerns: A letter was received from an owner with vario us

maintenance concerns. The owner requested that some rotten boards be replaced on their fence, noted that the gutter has been overflowing with the heavy rain, that the siding on the building had not been stained and asking that a tree that had previously been removed be replaced with some other planting. The council noted that the gutter has been addressed and the other projects will be attended to.

6. Bylaw Exception: An owner wrote complaining about a recent council decision allowing a conditional exemption to a prospective owner to bylaw 6.1 which states:

> *6.(1) No owner or occupant shall permit animals, livestock, fowl or pets to be kept in any lot other than one dog, one cat or caged birds (except pigeons) or any other pet approved by the Strata Corporation; any variance to any of the above must be approved by the Strata Council, which approval shall not be unreasonably withheld. When upon the common property, all dogs are to be kept under the supervision of a responsible person. If the Strata Corporation, on reasonable grounds, considers a permitted pet to be nuisance, such pet shall not be kept in the lot after 15 days' notice in writing to that effect is given to the owner of the lot where it is kept.*

The council has responded that they are within their authority to make a conditional exemption which is reversible at council's discretion should the owner fail to adhere to the stated conditions.

7. Renovation Request: The owner of 2080 submitted a request to renovate the bathroom and powder room. Council reviewed the request and has approved it.

8. Concern Regarding Quality of Work: An owner wrote complaining about various work done on their unit and around the complex that, in their opinion, was unsatisfactory. The council has reviewed the complaints and has met with the owner and addressed them personally as well as directed the agent to send a letter in response.

NEW BUSINESS

1. Pool Maintenance: The employee hired to open, close and maintain the pool has resigned. The council has been opening and closing the pool but requests that owners volunteer to help open and close the pool. Pool opening is 8:00 a.m. and the closing is 10:00 p.m. Please contact Bill West at VCS at 604-684-6291 if you are willing to help during the remaining pool season.

FINANCIAL REPORT

1. Monthly Statement: Council elected to defer approval of the June 2011 financial statement until all invoices have been reconciled. Council will consider approval at the September 2011 council meeting. 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 6th month as at June 30, 2011 in the appropriate funds are as follows:

- Total Cash Balance $177,062 (including CRF Balance)
- CRF Balance $154,104 (Contingency Reserve Fund)

3. Arrears: Council noted that with the exception of three individuals, most owners' accounts are in good standing.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be held on Wednesday, September 14, 2011 at 6:30 p.m.

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LIEN CHARGES

As per the bylaws, strata fees are due on the 1st day of every month. Please be sure to have your payment in our office by the 1st of each month or risk having a fine levied on, and/or interest charges added to your account. Accounts which remain unpaid are potentially also subject to a lien at a further cost of $175. It is expensive not to pay.