MINUTES OF COUNCIL MEETING

STRATA PLAN VR-329

PURCELL WOODS

HELD:	On Tuesday, June 28, 2011 at 6:30 p.m. in Unit #1808 Purcell Way, North Vancouver, B.C.		
PRESENT:	Stephen Spector	President	Unit #1986
	Michael Fitt	V-President/Bylaw Committee Liaison	Unit #1964
	Cathy Iannella	Pool	Unit #1990
	Maya Butterfield	Pool	Unit #2028
	Sylvia Cromack	Treasurer	Unit #1808
	Wolf Steche	Grounds	Unit #1904
REGRETS:	Jason Hunt	At Large	Unit #1806
GUESTS:	Calla & Gilligan Barras		Unit #2040
	Rudy Sedlak		
STRATA AGENT:	Bill West, Vancouver Condominium Services		

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

GUESTS

Guests Calla and Gilligan Barras attended the council meeting in order to observe the meeting process. The guests stayed through the discussion of building projects but departed prior to any financial discussions.

The guests departed the meeting.
Rudy Sedlak departed the meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the May 25, 2011 council meeting, as circulated.

BUSINESS ARISING

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

- Gutter cleaning and repair 1854, replacement at unit 1916 – 1918.
- North face water problem completed.
- Amenity room ceiling repaired and finished with 2 coats of paint.
- Fence repairs and painting.
- Speed bump repaired.
- Fire hydrant lowered as required by the recent inspection.
- Boundary sewage blockage cleared.
- Amenity room furniture hauled to the dump.
- Asphalt work completed.
- Drain ditch completed behind 1952 – 1956.
- Decks 1912 – 1914 completed.

2. On-going Rehabilitation & Maintenance Projects:

   a) West Berm Stairs: The council determined a priority sequence for several large projects during the next five weeks. The replacement of the west berm stairs is the first priority followed by the painting, maisonette carpet replacement and roof valley repair.

   The council noted that work projects have been slowed due to poor weather. Painting, in particular must be delayed until drier weather arrives.

   b) Playground Construction: Mr. Sedlak reported that playground construction should be complete by the middle of July.

   c) Maisonette Carpet Replacement: The council directed Mr. Sedlak to begin the front carpet replacement in one of the Maisonettes as a trial before proceeding to others. The front carpet will be removed, sand blasted and sealed with an appropriate finish.

   d) Balconies & Decks: Mr. Sedlak responded to council's request for a list of carports decks and back decks and balconies remaining to be repaired. Mr. Sedlak reported that two carports are all that are left to be done and no more than two to three decks remain.

3. Grounds & Replanting: The council reviewed a verbal request from the owner at 1954 to replace plantings in the back area where a tree had been removed last year. The council decided to defer this issue until September due to the fact that that is the preferred time for planting.

   Residents may notice bare patches in the landscaping that will be addressed when weather permits.

4. Lighting: Council requested that the agent provide an alternative lighting contractor to quote on the lighting upgrade project. The agent contacted SLS Lighting to arrange a meeting with a council member in order to develop a scope of work.

5. Lawn Replacement: The council discussed the difficulties encountered planting grass behind unit #1994 and determined that sod will be planted in an attempt to remedy the difficulty of growing grass in the shady area.

6. Pest Control: Three owners reported pest related issues. Council gave approval for Care Pest Control to attend to all three items.

7. Utility Room Door & Lock Repairs: Council approved a quotation from Steelhead Contracting to remove existing deadbolts and lockable passage sets and to supply and install new deadbolts and non-locking package sets. Eleven doors are included in the quote which totals $2,762.76 including HST.

8. Pool Tile Repair: The council considered a quote from West Coast Pool Service to repair approximately 40 damaged tiles in the pool area. The estimate is $796.32 including material and taxes. Council elected to defer this item until later in the year due to the fact that the water level in the pool must be lowered in order to conduct the work.

CORRESPONDENCE

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

1. A letter was received from an owner requesting that the eavetrough at their unit be cleaned. The area has been inspected by Mr. Sedlak who advises that the roof drain is not properly connected to the ground and will be attended to when future gutter work is conducted. The gutters and eaves troughs themselves have now been cleaned. The owner asked that the siding on the back deck be inspected for possible rot. The owner also requested that the dogwood tree at the back of the house be pruned. Council will discuss this matter with the landscaper.

2. Council received a letter from the realtor whose buyer requested that permission be granted for two dogs. The council voted to allow the owner to have the two dogs on a trial basis, advising that if any complaints are received about the conduct of the dogs, the permission will be withdrawn and the bylaws will be enforced. The prospective buyer has also requested permission to lease the unit back to the old owner for a one month period after the purchase. Council approved this request. Lastly, the prospective owner asked council's approval to have an in-suite rental. The council denied this request citing both the strata bylaws and also District bylaw restrictions concerning illegal suites.

NEW BUSINESS

1. Pool Keys: The council decided to plan and budget for the replacement of all pool keys and parking passes in the 2012 fiscal year.

2. Update from Bylaw Committee: Council has deferred action on the report recently received from the bylaw committee pending further research. The bylaws will be considered at a special meeting to be scheduled by council.

FINANCIAL REPORT

1. Monthly Statement: It was moved, seconded and carried to adopt the May 2011 financial statement, as circulated. 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 5th month as at May 31, 2011 in the appropriate funds are as follows:

   - Total Cash Balance $153,882 (including CRF Balance)
   - CRF Balance $154,183 (Contingency Reserve Fund)

3. Arrears: Council requested that letters be sent to several owners in significant arrears advising them to develop a payment plan and advise council of that plan as soon as possible.

GENERAL REMINDERS

A reminder to all owners that catch-up fees charged to owners' accounts need to be paid up by the end of July or the owners may be subject to fines. Please review your current account balance and make payments before the deadline.

Please be considerate about summer noise after 10 p.m., especially when entertaining outside or in the pool area.
Serious noise violations should be reported to the North Vancouver District RCMP complaint line at 604-985-1311. Strata should also be notified through VCS (604-684-6291) as to the details of such incidents including date, time, and parties involved.

A last note about noise; your neighbours will greatly appreciate if your dog is not left barking endlessly inside your home.

Thank you for your consideration.

REMINDER: **Owners may through either Rudy or VCS request exterior paint purchased by the strata for use on their own exterior walls, decks, doors, etc. to ensure colour continuity throughout the complex.**

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on July 27, 2011 at 6:30 p.m. in Unit #1904.

Bill West
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291
Fax: 604-684-1539

BW/am

Is Your Address Changing?

CHANGE TO: Strata Plan _____ Unit #_____

NEW ADDRESS: _____

NEW CITY/PROVINCE: _____

NEW POSTAL CODE _____

TELEPHONE #: **HOME:** ( ) **WORK:** ( )