MINUTES OF COUNCIL MEETING

STRATA PLAN VR-329

PURCELL WOODS

HELD	On Wednesday, November 9, 2011 at 6:30 p.m. in the strata pool cabana North Vancouver BC		
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
	Sylvia Cromack	Treasurer	Unit #1808
REGRETS	Maya Butterfield	Pool	Unit #2028
GUEST	Rudy Sedlak	*(7:00 p.m. – 7:30 p.m.)*	
STRATA AGENT	Bill West, Vancouver Condominium Services Ltd.		

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 12, 2011 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following discussion, it was moved, seconded and carried to adopt the October, 2011 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements may 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 10th as at October 31, 2011 in the appropriate funds are as follows:

- Total Cash Balance $186,334 (including CRF Balance)
- CRF Balance $159,073 (Contingency Reserve Fund)

3. Arrears: Council discussed owner arrears noting that no action is currently warranted.

4. Banking: Council discussed a plan to negotiate the change in the banking agreement proposed by VCS which includes moving banking operations from Coast Capital Savings to Vancity Credit Union effective December 1, 2011. The council president, Stephen Spector, will contact Gerry Fanaken at Vancouver Condominium Services in order to finalize the agreement on Thursday November 10, 2011. The council approved the President's power to negotiate this agreement on the strata corporation's behalf.

BUSINESS ARISING

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

- Speed bump installation between units 1986 and 1998.
- Expansion joints removed cleaned and replaced with new joints at units 1986, 1988, 2006 & 2008.
- Re-roofing to units 1990 – 1992, 1994 - 1996.
- Investigated drainage issues in the back yard at unit 1952. Mr. Sedlak reviewed the history of repairs done thus far in an effort to mitigate the drainage problem.

(a) Front drains were cleaned for the entire pod.
(b) Back gutters were replaced and then diverted directly into the storm drain in the back.
(c) Back drain was replaced and installed directly to the storm drain.
(d) Recent visual inspection of the back perimeter drains confirms that all existing drains are clean and clear.

Mr. Sedlak provided a quote to install a northwest side storm drain, which would span the full length of the unit and all of the lower area around this unit. The estimate for the drainage work is $2,960.44. Mr. Sedlak advised council that if they complete the proposed drainage work then strata will have done all that is possible to mitigate drainage problems at that unit. The council approved the quote and payment of 50% deposit to Urban Dames. Work will be scheduled as soon as possible.

2. Unit 2000 removed all concrete pavers in the backyard and received a quote to install a drainage system necessary in order to alleviate the on-going water damage to the building. The estimate for the drainage work is $2,708 which council approved including a 50% deposit payable to Urban Dames.

3. A quote was submitted to install new drainage in unit 1838 at a cost of $3,200. Council approved the work and payment of a 50% deposit to Urban Dames. The agent was instructed to advise the owner the work will be scheduled and, as per agreement, the subsequent landscaping of that area will be responsibility of the owner.

4. Council conducted a walk around the property with the arborist, Dale McLean, in order to note property issues of concern and to review the status of trees needing attention. Council received a report from Mr. McLean specifying trees requiring attention. The council noted that the subsequent arborist report revealed that there are currently no trees posing safety issues and so the strata will conduct tree work on a priority basis.

5. Chimney cleaning: The annual chimney cleaning was completed by Clean Sweep Chimney Cleaning on October 16, 2011. A total of four chimneys were inspected and one required cleaning.

6. Arborist Report: Council reviewed the arborist report and approved payment of the invoice in the amount of $900 plus HST.

7. Lighting: Jason Hunt reported that he had met with a consultant from Commercial Lighting Products Limited and began formulating a plan to rejuvenate the exterior lighting. Mr. Hunt will update council of plan refinements in future meetings.

8. Pool Tile Repair: West Coast Pools has completed the necessary pool tile repairs.

9. Annual General Meeting Planning: The council received a preliminary draft 2012 budget from the agent. Council will begin work to finalize this budget by the December 7, 2011 council meeting. Council reviewed and approved the contract with Holiday Inn for hosting the Annual General Meeting scheduled to be held on Wednesday, January 25, 2012. The cost of the site rental is $383.88.

CORRESPONDENCE

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

1. A letter was received from an owner complaining that birds had invaded the exterior of the unit and were nesting inside. The agent reported that CARE Pest & Wildlife Control had been called to remove the animals and ensure that proper screening was in place to thwart their re-entry.

2. An owner wrote with various local landscaping concerns. The council will review the issues with Good Earth Services.

NEW BUSINESS

There was no new business.

There being no further business, the meeting was adjourned at 9:10 p.m. The next meeting will be held on December 7, 2011 at 6:30 p.m.

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BW/am

Rain Rain Go Away . . .

Unfortunately, the rain is not going to go away and, in fact, here comes the very heavy rainy season. Now is the time to check any gutters and drains around the exterior of your unit (including perimeter drains, balconies, patios, roof decks, etc.) to make sure that they are free of leaves and other debris. You can save yourself a lot of grief and save your strata corporation some money by having a quick look at these areas which normally create floods and great inconvenience and expense. Please report these to your strata agent who will take action to make sure that they are cleaned.