MINUTES OF COUNCIL MEETING

STRATA PLAN VR-329

PURCELL WOODS

HELD	On Tuesday, February 9, 2010 at 6:30 p.m. in unit 2088 Purcell Way, North Vancouver, B.C.	
PRESENT	Jennifer Meilieur	Unit #1874
	Sarah Drummond	Unit #2088
	Wolf Steche	Unit #1904
	Cathy Iannella	Unit #1990
	Michael Fitt	Unit #1964
	Stephen Spector	Unit #1986
	Maya Butterfield	Unit #2028
GUEST	Rudy Sedlak	*(6:30-7:25 p.m.)*
STRATA AGENT	Muryn Jordan, Vancouver Condominium Services Ltd.	

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

ELECTION OF OFFICERS

Council discussed the qualifications and interests of the council members and agreed that the following members will hold the below noted positions for the remainder of the year:

- Stephen Spector - President
- Wolf Steche - Vice President/Pool
- Michael Fitt - Treasurer
- Jennifer Miller - Grounds
- Maya Butterfield - Pool
- Sarah Drummond - At Large
- Cathy Iannella - At Large

MINUTES

It was moved, seconded and carried to adopt the minutes of November 30, 2009 council meeting, as circulated.

BUSINESS ARISING

1. Building Rehabilitation Project:

   - South side of the maisonette walls were completed with some rot found and removed. Rot was directly caused by gutters filling with needles causing water to overflow and run into the cedar siding.
   - North side wall of unit 1818 completed with new cedar and paper installed.
   - Many fences completed onsite.
   - Gutters throughout complex to be cleaned by the end of February.

2. Grounds: There was nothing to report.

3. Lighting: Rudy Sedlak advised council that, as per discussions at previous meeting, the exterior lights in the complex have been reviewed and repaired where possible. Council is pleased with the increased illumination in the complex.

4. Tree Review: Council reviewed two quote proposals from certified Arborists for the costs to complete a full review of the trees in the complex and to provide a report on the trees. Following review, council agreed to work with Dale McLean who will charge $1,400 to complete a review and provide a report. Two council members had met with Mr. McLean during his original review of the complex and had been impressed with his approach and professionalism. The agent will forward a contract to Mr. McLean.

5. Maisonette Carpet: Council agreed that this item will be on hold until the summer.

CORRESPONDENCE

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

1. Council received two letters from an owner concerned with a recently repaired light which is now shining directly into their unit. Council requested that Mr. Sedlak replace the floodlight with a spotlight in order to reduce the amount of light entering the owner's unit.

2. An owner wrote to council requesting confirmation on whether the skylight in their unit is original or if it is the owner's responsibility. The agent will advise the owner that the skylight is not original and will not be repaired by the strata corporation.

3. Council reviewed two letters from an owner with regard to a pipe which burst in mid-January in the basement ceiling of the unit. The owner is requesting clarification on who is responsible for the related repairs. Council advised that all basements were originally unfinished including ceilings which were not drywalled. All repairs will be the owner's responsibility; however, the strata corporation will pay for the cost of the plumber to repair the pipe.

4. Council received a letter from an owner thanking council for a well run successful AGM. The owner also noted that they are pleased with the improvement in parking throughout the complex but did agree that perhaps Mitchell Towing's approach is a little too aggressive and should be reviewed. The owner further requested that the recently repaired light near their unit be re-directed as it is shining into their unit. Council requested Mr. Sedlak to change the angle of the light. Finally, the owner requested that the small stucco repair on the side of their unit be reviewed and Mr. Sedlak advised that it will be reviewed shortly.

5. Council received a request from an owner to extend a fence outside her unit approximately eight feet in order to enclose and enlarge the patio area. Council reviewed the provided diagram and did not approve the request as the area in question is common property and an owner is not permitted to enclose common property for their own private use.

NEW BUSINESS

1. Annual Fire Test: The agent advised council that Elite Fire Protection has been on site to review the fire systems in the east and west maisonettes. It was noted that a faulty pull station was replaced in each building and that there are no fire extinguishers are in the common areas. Council requested the agent contact Elite Fire Protection to determine how many extinguishers are required and what the cost would be to have them installed.

2. Pipe Burst: Please Guest Business, item #3.

AGM NEW BUSINESS

1. Entrance Sidewalk Safety Review: At the Annual General Meeting owners had requested that the first entrance off Purcell Road be review as the overgrown bushes are making it difficult for pedestrians and vehicles to see each other which is a safety hazard. Council requested the agent discuss this with the landscaper, Gordon Merrill. The council member in charge of grounds will meet with Mr. Merrill to review the bushes which require trimming.

2. Light installation and Garbage Bin: Mr. Sedlak advised council that the requested light installation in the garbage enclosure will be completed shortly.

3. Improved Lighting around Pool Pathways: An owner had requested that the lighting around the pool be reviewed. Council requested that Mr. Sedlak research prices and options for installation of new lights around the pool and pathways.

4. Review of Towing Company: Many owners expressed their concern at the Annual General Meeting that Mitchell Towing's approach to the complex seems to be too aggressive; however, many owners also reported that the parking situation in the complex is vastly superior to previous years.

Council discussed the towing at length and agreed that they are pleased with the improvements in parking and at this time are not willing to change the agreed upon procedure with Mitchell's Towing. Owners are reminded that the bylaws are to be adhered to at all times.

Council thanked Mr. Sedlak and he departed the meeting.

FINANCIAL REPORT

1. Monthly Statements: Council reviewed and approved the November and December, 2009 financial statements as presented. It was agreed to defer approval of the January statement until the new Treasurer has had an adequate time to review and become acquainted with the information provided. If the Treasurer has any questions, they will directed to the agent between meetings. 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 1st month ending January, 2010 in the appropriate funds are as follows:

• Total Cash Balance	$ 77,261.02	(including CRF Balance)
• CRF Balance	$152,711.54	(Contingency Reserve Fund)

3. Arrears: The agent advised council that there continues to be three owners in significant arrears; however, liens have been filed against all owners. Those owners in arrears of more than $1,000 have liens applied to their property as per council's instructions.

4. Draft Audit: The agent noted that Reid Hurst Nagy is in the midst of completing the 2009 audit which will be submitted to council for review between meetings.

There being no further business, the meeting was adjourned at 7:35 p.m. The next meeting will be held on Tuesday, March 16, 2010 at 6:30 p.m. in unit #1964.

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MJ/lc

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

We recognize that this is a sensitive topic due to the recent devastating earthquake in Haiti; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake ...

1. You are on your own. Do not count on your strata council or management company for assistance.

2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly.

3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.

4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.

5. Depending on the severity of the earthquake, you may not be able to telephone/email the management company for assistance.

6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.

7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.

8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. The Government of Canada advises you should be prepared to be self sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the hard truth and the only rule that counts.

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General
http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips
http://vancouver.ca/emerg/prepyourself/earthquaketips.htm

Public Safety Canada - What To Do during an Earthquake
http://www.preparez-vous.ca/_fl/earthquakes-what-to-do-eng.pdf