MINUTES OF COUNCIL MEETING

STRATA PLAN VR-329

PURCELL WOODS

HELD:	On Monday, August 23, 2010 at 6:30 p.m. in unit 1986 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	
	Maya Butterfield	Pool	Unit #2028	
	Sarah Drummond	Grounds	Unit #2088	
REGRETS:	Cathy Iannella		Unit #1990	
GUESTS:	Rashidali Fatehali		Unit #1976	(6:30 – 6:40)
	Rudy Sedlak			(6:30 – 8:00)
STRATA AGENT:	Muryn Jordan, Vancouver Condominium Services Ltd.			

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

GUEST BUSINESS

Rashidali Fatehali attended the council meeting in order to provide council with some historical information regarding drainage in the complex. Following presentation of the information, Mr. Fatehali requested that council reconsider an invoice charged back to him for cleaning of the drain in their unit. Mr. Fatehali further requested that the signs around the complex be maintained. Council agreed to review the issues and thanked Mr. Fatehali for his information.

Mr. Fatehali departed the meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of July 26, 2010 council meeting, as circulated.

BUSINESS ARISING

1. Building Rehabilitation Project: Rudy Sedlak advised council of the following:

    - Two valleys in the maisonette roofs have been completed.
    - Fence painting throughout the complex continues.
    - Continued review of the storm drain work (see Business Arising Item #7).
    - Completed the 2002 and 2004 carport decks.
    - Continued replacement of concrete spacers on sidewalks.
    - Concrete repairs to various areas.
    - Followed up on various issues and requests as per correspondence from owners.

2. Grounds: Council discussed various concerns regarding the grounds and landscaping. Additional review will occur over the coming months.

3. Arborist Report: Council noted that there are no funds available in the 2010 budget in order to replace trees. Council agreed to put the item on hold until the spring.

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

5. Bylaws: The agent provided council with the initial revised bylaws created by Clark Wilson. Additional review will occur over the coming months.

6. Playground Revitalization: Council agreed that the playhouse in the playground area needs to be removed for safety purposes. Rudy Sedlak will ensure that the playhouse is removed and a new one built. The remainder of the revitalization of the playground will be completed during the off season using existing wood and supplies.

7. Storm Drain Issues: Rudy Sedlak has been in contact with the construction company completing the work on the new building at Capilano University regarding a storm drain behind units 1992 and 1994. The sump under the yards of these units doesn't seem to be draining water and the yards are saturated. Mr. Sedlak had initially approached the contractors to inquire if the construction work had impacted the storm drain pipes. Mr. Sedlak reported that the drains on the strata corporation property are intact and any issues seem to be on University property. The project manager of the construction will continue to work with Mr. Sedlak to determine a solution to the problem. It was noted that the water may not be related to pipe drain damage but rather may be due to an underground creek which may have been inadvertently diverted due to the construction.

8. Chimney Cleaning: As per council's approval at the previous meeting, the wood burning chimneys in the complex will be cleaned on Saturday, August 28th. Owners have been notified.

CORRESPONDENCE

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

1. Council received a letter from an owner requesting that the lighting and placement of the address directional signage at the corner of the main driveway and the area leading to their unit be reviewed. Council requested the agent advised the owner that the lighting in the entire complex is under review for repair and replacement in 2011; however, there are no funds available for significant repairs at this time. Council will instruct Rudy Sedlak to attempt a temporary repair of the lights.

2. Council received a letter from an owner requesting that an invoice charge back be reviewed. Please see Guest Business. Council discussed the issue following Mr. Fatehali's departure from the meeting and requested that the agent contact the plumbing company to obtain clarification with regard to the invoice as the owner claims the blockage was not within their unit. No decisions were made with regard to the signs around the complex.

3. Council received a letter from an owner requesting permission to rent their unit. Currently, there are no rental spaces available in the complex. The agent will advise the owner.

4 An owner wrote to council requesting that their fence painting be reviewed as there are some areas that were not painted. Mr. Sedlak has reviewed and remedied the painting.

5. Council received a letter from an owner requesting some work on their back deck as they feel the vertical slats may have rotten. Council requested that Rudy Sedlak review the deck.

6. An owner wrote to council with regard to squirrels and/or raccoons in their attic space. Pest control has already been contacted and the issue has been resolved.

7. A letter was received from owners with regard to a light in the complex which has recently burned out. The issue was forwarded to Mr. Sedlak between meetings and the light has been repaired.

8. An owner wrote to council with regard to an issue with their facia boards running under the shingles. The information was forwarded to Mr. Sedlak between meetings and the issue has been repaired.

9. Council received a letter from an owner requesting that the fence surrounding their front and back be reviewed. Council requested that Mr. Sedlak investigate the stability of the fence; however, the agent was instructed to advise the owner that there are no funds available for 2010 and the fence will not be replaced or repaired until 2011.

10. Council received a letter from an owner requesting permission to replace their dryer duct. Council approved the request provided that the work is completed by a certified and insured contractor and that all applicable permits are obtained from the District of North Vancouver. In addition, the council requested that the agent advise the owner that they may wish to consider the installation of a dryer booster fan.

11. An owner expressed concern to council with regard to needles found in the pathway behind their unit. Council reviewed the area and noted that the pathway is on District's property and, as such, the strata council has no jurisdiction over the pathway. Council requested that the agent forward a letter to the District of North Vancouver expressing the concerns of the resident.

12. An owner wrote to council requesting permission to keep a second dog in their unit. Council approved the request. The owner also requested that the broken wooden railings of their unit's rear deck be reviewed. Council requested that Mr. Sedlak review the deck.

13. Council received a letter from an owner requesting clarification with regard to plumbing leak and resulting damage in their unit. The owner advised that the copper pipe connected to the supply tube of the toilet cracked and caused damage. Following review of the available information, council agreed that the pipe repair and resulting damage are all the responsibility of the owner.

14. Council discussed a letter which was posted throughout the complex rather than sent directly to the strata council or the strata agent. Council requested that Mr. Sedlak review the owner's complaint with regard to their balcony. The owner also requested that the pool cabana be brought up to handicap requirements. Council agreed to review the cost for such improvements.

All owners are reminded that correspondence should be sent directly to Vancouver Condominium Services. Leaving notes posted throughout the complex is not a productive manner of obtaining resolution of issues.

NEW BUSINESS

1. Pool Cabana: Council agreed that work is required in the pool cabana area; however, following discussion, a decision was made to delay repairs until the off season in order to not impede owners' use of the pool facilities.

2. Insurance Appraisal: The agent provided council with the insurance appraisal from Normac for 2010. The current replacement value of the strata corporation is $27,431,000, an increase over previous year's appraisal of $27,000,000. The information has been forwarded to the insurer in order to ensure the coverage is adjusted.

3. General Reminders:

Owners are reminded that they are not to disturb the contractors at any time. Recently, a resident attempted to climb the scaffolding in order to discuss an issue with the contractors. This is a severe safety concern and all residents are reminded that the contractors are not to be disturbed and their equipment is not to be touched.

FINANCIAL REPORT

1. Monthly Statements: Council discussed and reviewed the June and July, 2010 financial statement and noted that at this time the majority of major projects in the complex will cease as funds are limited. Following review, it was moved, seconded and carried to adopt the June and July financial statements. 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. Arrears: The agent advised council that there are a few owners in the complex with significant arrears and liens have been applied against the accounts. Any owners with accounts balances over $400 are receiving a monthly letter and balances over $1,000 are receiving a lien warning letter.

There being no further business, the meeting was adjourned at 8:25 p.m. The next meeting will be held on Tuesday, September 28, 2010 at 6:30 p.m. in unit #1804.

Muryn Jordan
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

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