



# CLEARBROOK VILLAGE STRATA PLAN NW 1689

ANNUAL GENERAL MEETING MINUTES

Tuesday, November 28, 2023, 5:30 p.m.

In The Activity Center

3030 Trethewey Street & 32550 Maclure Road, Abbotsford, BC

**MANAGEMENT PRESENT:**

**Dan Richardson, Strata Manager**

**Teamwork Property Management Ltd.**

[drichardson@teamworkpm.com](mailto:drichardson@teamworkpm.com) / Direct Line: 604-743-0284

**1. CALL TO ORDER**

The meeting was called to order at 5:50 p.m. by Dan Richardson.

**2. CERTIFY PROXIES**

The Property Manager certified the proxies received.

**3. QUORUM REPORT**

The Property Manager noted that of the 305 units, there were 305 units eligible to vote. As there were 33 Owners present in person and 45 Owner by proxy, a total of 78 strata lots were represented, therefore a quorum was established and the meeting was deemed legal to proceed as mandated in the Strata Property Act. As quorum was not present at 5:30 p.m., the meeting could not be called to order. As such, Bylaw 26 was used to establish quorum, which reads:

**Quorum:**

**26. If a quorum is not present at the start of the meeting the meeting shall wait twenty minutes and those present after twenty minutes shall constitute a quorum.**

Therefore, a quorum was established and the meeting could proceed as called at 5:50 p.m. as per the provisions of Bylaw 26.

**4. ELECT A CHAIRPERSON (If Necessary)**

As per the provisions of Bylaw 27(1), Barjinder Brar, Council President chaired the meeting with assistance from the Strata Manager, Dan Richardson.

**5. PROOF OF NOTICE**

The Property Manager confirmed that the Annual General Meeting Notice was mailed to all Owners on November 8, 2023, thereby meeting the requirements of the *Strata Property Act*.

**6. APPROVAL OF THE AGENDA**

It was:

**MOVED/SECONDED (122/242)**

To approve the Agenda as presented.

**CARRIED**

**7. ADOPTION OF THE PREVIOUS SPECIAL GENERAL MEETING MINUTES OF DECEMBER 29, 2022**

There being no errors or omissions,

It was:

**MOVED/SECONDED (242/159)**

To adopt the Minutes of the Special General Meeting (SGM) held on December 29, 2022, as circulated.

**CARRIED**



8. **COUNCIL REPORT**

None to consider.

9. **RATIFY NEW RULES**

None to consider.

10. **REPORT ON INSURANCE COVERAGE**

Property Manager, Dan Richardson, reviewed the Strata Corporation's current insurance coverage with the Owners. It was noted that the policy Schill Insurance Brokers Ltd. provides for a maximum limit of \$94,319,000.00.

It was also noted that the Strata Corporation's earthquake damage deductible was 10% of \$94,319,000.00 being the appraised value of the property. All of the Owners would share in the payment of this deductible, based on unit entitlement (in the range of \$31,000.00 per unit). Through your condominium insurance policy, additional coverage may be obtained to cover your portion of the 10% earthquake damage deductible.

Additional deductible insurance coverage may also be obtained through your condominium insurance policy. An example being, your dishwasher leaks and causes water damage at a total cost of \$150,000.00. The Strata Corporation's insurance policy has a \$100,000.00 water damage deductible that you are responsible for paying.

By obtaining additional coverage through your condominium insurance, you would pay the deductible on your condominium insurance policy, and your insurer in turn would pay the Strata Corporation's deductible of \$100,000.00.

***All Owners are urged to obtain both of the extended insurance coverage through their condominium insurer.***

The Property Manager advised that the Strata Corporation's insurance does not cover betterments in a unit, such as upgrades to tile from carpet or other original "equipment and finishes." Betterment coverage may be obtained through your condominium insurance. The Strata Corporation's insurance will only provide coverage up to the replacement value for the original fixtures installed in each unit.

All Owners were provided with a copy of the insurance cover note in their Notice of this Meeting, and are encouraged to take it to their own insurance company to ensure they are carrying adequate private coverage.

**INSURANCE NOTICE**

**DEDUCTIBLE CHARGE-BACK:**

Please note that, subject to your bylaws, Owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an Owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

**The current water escape deductible is \$100,000.00.**

*(Please refer to the insurance cover note to review additional important deductible information).*

**OWNER IMPROVEMENTS / BETTERMENTS:**

Please note that any in-unit upgrades and/or betterments completed by the current or any prior Owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

**11. RESOLUTION #1 – MAJORITY VOTE – CONSIDERATION OF THE 2023/2024 OPERATING BUDGET**

**BE IT RESOLVED:**

**That the Owners, Strata Plan NW 1689**, approve by a majority vote, the proposed Operating Budget for the 2023/2024 fiscal year commencing December 1, 2023, and completing November 30, 2024 with the budget surplus/deficit to remain in the Operating Fund.

Following discussions,

It was:

**MOVED/SECONDED (242/159)**

To approve the proposed 2023/2024 Operating Budget, as presented.

**CARRIED**

**NOTE: STRATA FEE PAYMENTS**

Please note, with the passing of this budget, there is an increase in your strata fees for this fiscal year 2023-2024, retroactive to December 1, 2023.

**Owners paying by pre-authorized withdrawal:** Those Owners currently paying strata fees by way of pre-authorized withdrawal will have their fees automatically adjusted January 1, 2024, along with the retroactive shortfall payment to cover the increase portion for the period of December 2023.

**Owners paying by cheque:** Please submit your monthly cheque in the new amount and include the retroactive payment portion for the period of December 2023. Strata fees must be made payable to your strata plan & unit number, "NW 1689 – Unit #", and submitted via mail or in person to the Teamwork Property Management office.

**If you require any information regarding your account, please contact your Property Accountant, Norma Martens**

**12. NEW BUSINESS**

**a. RESOLUTION #2 – 3/4 VOTE – APPROVAL TO WAIVE THE DEPRECIATION REPORT**

**WHEREAS:**

The Owners, Strata Plan NW 1689 wish to eventually obtain a Depreciation Report Update as required under Section 94 of the *Strata Property Act*; however, we feel it would be most beneficial to defer commencement of the Depreciation Report for the time being.

**BE IT RESOLVED:**

**That the Owners, Strata Plan NW 1689** that in accordance with Section 94(3)(a) of the *Strata Property Act*, the owners approve by  $\frac{3}{4}$  vote to defer obtaining a Depreciation Report until the next Annual General Meeting.

Following discussions,

It was:

**MOVED/SECONDED (159/246)**

To approve the Resolution #2, as presented.

**CARRIED**

**\*\*\*Resolution 3 was not considered due to Resolution 2 being carried\*\*\***

**b. ~~RESOLUTION #3 MAJORITY VOTE APPROVE A MAXIMUM EXPENDITURE OF \$15,000.00 FROM THE CRF FOR A DEPRECIATION REPORT~~**

**~~WHEREAS:~~**

~~The Owners, Strata Plan NW 1689 wish to obtain a Depreciation Report, as required under Section 94 of the *Strata Property Act*.~~

**~~BE IT RESOLVED:~~**

~~That the Owners, Strata Plan NW 1689 approve by majority vote a maximum expenditure of **Fifteen Thousand Dollars (\$15,000.00)** for the purpose of funding a Depreciation Report with such expenditure to be charged against the Contingency Reserve Fund (CRF).~~

**13. ELECTION OF THE 2023/2024 STRATA COUNCIL**

The Property Manager expressed appreciation to the Council Members for their time and effort on behalf of Clearbrook Village. As required by the *Strata Property Act*, the current Council Members must resign; however, they are eligible for re-election. As the current Council's term of office expired at this meeting, the floor was opened for nominations for the 2023/2024 Strata Council, with the following Owners accepting nominations or volunteered:

**Barjinder Brar, Unit 159**  
**Rani Boparai, Unit 242**  
**Jaspreet Pharwaha, Unit 246**  
**Justin Tiberghien, Unit 121 (Representing Clearwater Housing Co-op)**  
**Barb Arthur, Unit 122 (Representing Clearwater Housing Co-op)**  
**Ajmeet Toor, Unit 49**  
**Harpreet Brar, Unit 135**  
**Sukhdeep Kaur, Unit 85**  
**Amandeep Gill, Unit 18**  
**Gurwinder Singh Sidhu, Unit 255**  
**Mandeep Singh, Unit 151**

A secret ballot was held to elect those nominated. Two Scrutineers were selected to tally the ballots and the following Owners were elected to Council with 50% or more of the votes:

**Barjinder Brar, Unit 159**  
**Rani Boparai, Unit 242**  
**Jaspreet Pharwaha, Unit 246**  
**Amandeep Gill, Unit 18**  
**Gurwinder Singh Sidhu, Unit 255**  
**Barb Arthur, Unit 122 (Representing Clearwater Housing Co-op)**  
**Mandeep Singh, Unit 151**

**14. TERMINATION OF THE MEETING**

There being no further business to discuss, the meeting was terminated at 8:06 p.m.

**NEXT COUNCIL MEETING: JANUARY 9, 2024**

**ONLINE ACCESS TO YOUR STRATA CORPORATION - PQ ONLINE:**

- Go to: [www.pacificquorum.com](http://www.pacificquorum.com)
- Click “SIGN UP NOW” under “Connect to Your Property – PQ ONLINE”
- Enter your name, email, property name, and address
- You will be emailed your unique log-in and password to access **PQ ONLINE**
- Once you have logged into **PQ ONLINE** for the first time, go to “MY INFO”

If you have any trouble accessing **PQ ONLINE**, please contact [support@pacificquorum.com](mailto:support@pacificquorum.com)

Submitted by:

**TEAMWORK PROPERTY MANAGEMENT**  
**A Pacific Quorum Properties Inc. Company.**

Dan Richardson, Strata Manager

2670 Minter Street

Abbotsford, BC V2T 3K2

Tel: 604-854-1734 / Fax: 604-854-1754

Email: [drichardson@teamworkpm.com](mailto:drichardson@teamworkpm.com)

Website: [www.teamworkpm.com](http://www.teamworkpm.com)

**24 Hour Maintenance Emergency #: 778-241-7787**

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**重要資料 請找人為你翻譯**

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**알려드립니다** 이것을 번역해 주십시오

**सबुती महत्वाची** विरयप करवे विसे वेले दिग एा वुल्लेवा करवाए

*Please Note:* The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Teamwork Property Management Ltd.*



Property

100% Lloyds Underwriters as arranged by Seafirst Insurance

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount, Replacement Cost		\$94,319,000
Policy # LPC2100040: Building number - 1, 2, 6, 7, 9, 15, 18, 19, 28, 30, 33, 35, 37, 38, 41, 45, 47, 48, 52, 53, 55, 58, 61 and 63		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100041 : Building number - 5, 11, 14, 16, 20, 22, 26, 28, 32, 40, 42, 46, 56 and 59		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100042 : Building number - 3, 8, 10, 12, 17, 21, 23, 25, 27, 34, 36, 39, 44, 49, 51 and 60		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000
Policy # LPC2100043 : Building number - 4, 13, 24, 31, 43, 50, 54, 57 and 62		
Building	\$25,000	Included
Water and Sewer Back Up	\$100,000	Included
Flood	\$100,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000



Liability

Lloyds Underwriters as arranged by Seafirst Insurance

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence	\$2,500	\$5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	\$2,500	\$5,000,000
Products & Completed Operations (Aggregate)		\$5,000,000
Personal Injury Liability (Per Occurrence)	\$2,500	\$5,000,000
Directors & Officers Liability – Claims Made	Nil	\$2,000,000
Volunteer Accident	Nil	\$100,000
Environmental Liability	\$2,500	\$1,000,000
Cyber	\$2,500 Min 48 Hour Waiting Period	\$100,000
Terrorism	\$1,000	\$500,000

Other Coverage

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
BI&I Equipment Breakdown	\$5,000	Included
Arag Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Reliance Glass	\$25 per window	\$10,000 any one loss/per policy term

*Subject to Insurer's Policy wordings, deductibles, conditions, and exclusions.  
 Subject to Statutory Conditions of the Province of BC and The Strata Act of British Columbia.  
 Subject to Standard IBC Mortgage Clause.  
 This Policy contains a clause(s) which may limit the amount payable.*

This certificate is issued as a matter of information only and does not confer any rights on the holder and imposes no liability on the insurer.

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.

Al Schill, President  
 Schill Insurance Brokers Ltd.

**STATEMENT OF CASH BALANCES  
NW 1689 - CLEARBROOK VILLAGE**

**October 2023  
Month #12**

**Operating Funds:**

Cash in Envision	18,270.47
Shares	<u>52.94</u>

**Total Operating Funds** **18,323.41**

**Levy Funds:**

Aluminium Wiring Levy	<u>17,608.78</u>
<b>Total Levy Funds:</b>	<b>17,608.78</b>

**Contingency Reserve Funds:**

Envision - Savings (CRF)	<u>186,399.44</u>
<b>Total Contingency Reserve Funds</b>	<b><u>186,399.44</u></b>

**Total Equity Strata Corp** **222,331.63**

**Accounts Payable:**

0.00

**Total Accounts Payable:** **0.00**

**Accounts Receivable:**

Strata Fees (3110)	3,462.06
Aluminium Wiring Levy (3135)	1,707.61
Interest/Bylaw Fines (3410)	2,047.49
Levy Interest (3413)	176.17
Admin Charges (4130)	75.00
Legal/Professional Fees (4160)	969.50
Repairs & Maintenance (4225)	1,086.53
Adjustments	0.00
<b>Total Accounts Receivable</b>	<b><u>9,524.36</u></b>

**Contingency Reserve Fund as of November 1, 2022** **227,007.65**

Monthly Contributions	82,800.00
Interest & term interest	10,055.05
Service Master Inv 71054 (fire claim unit 86) (Jan'23)	-25,000.00
Sea First Insurance Cheque Feb'23 Transferred in bank in March 2023	2,865.77
Hilton Security Group Inv 2022-483 (March'23)	-2,865.77
Sea First Insurance Transfer 2nd one done in error (March'23)	2,865.77
4225 expenses to CRF emergency expenses transfer (Mar'23)	-31,943.25
Duplicate Sea First Insurance transfer correction (April 2023)	-2865.77
Artic Excavating Inv 2998 (April'23)	-65,152.50
Voided duplicate payment to Hilton Security by Insurance Com (April'23)	2,865.77
Service Master Inv 72581 (Sept'23)	-9,196.43
Service Master Inv 79542 (Oct'23)	-5,036.85
<b>Balance Contingency Reserve Fund as of October 31, 2023</b>	<b><u>186,399.44</u></b>

**2022/23 AGM:**

**Adopted CRF Expenditure for Driver Feedback Signage** (up to) **-6,000.00**

**Adopted CRF Expenditure for Legal Action : Topwest Asphalt** (up to) **-15,000.00**

**Adopted CRF Expenditure for Drainage Upgrades** Left: **-4,847.50**

**Adopted CRF Contributions for Nov 1, 2023 to Oct 31, 2024** **100,000.00**

**Projected CRF Balance as of Oct 31, 2023** **260,551.94**

**BUDGET COMPARISON - NW 1689**

**October 2023 (Month #12)**

**PREPARED FOR:**

Clearbrook Village  
32550 MacLure Road  
Abbotsford, BC  
V2T 4N3

**PREPARED BY:**

Teamwork Property Management  
2670 Minter Street  
Abbotsford, BC V2T3K2  
Tel: (604) 854-1734

G L Codes		<b>YTD Actual 2022-2023</b>	<b>Annual 2022-2023</b>	<b>Adopted 2023-2024</b>
	<b>INCOME</b>			
3110	Strata Fees	848,364.75	849,541.88	995,893.88
3113	Suite/Lounge Rental	500.00	0.00	0.00
3125	Interest Income	7,022.36	1,300.00	1,300.00
3130	Parking Fees	6,020.26	4,000.00	4,000.00
3410	Interest/By-Law Fines/Legal	<u>5,210.05</u>	<u>0.00</u>	<u>0.00</u>
	<b>TOTAL INCOME</b>	<b>867,117.42</b>	<b>854,841.88</b>	<b>1,001,193.88</b>
	<b>GENERAL EXPENSES</b>			
4110	WorkSafe BC	69.89	30.00	30.00
4120	Insurance	298,529.60	275,000.00	302,152.00
4130	Administration	6,294.93	3,100.00	3,800.00
4140	Management	70,061.88	70,061.88	70,061.88
4150	Bank Charges	352.50	350.00	350.00
4160	Legal/Professional Fees	<u>9,899.00</u>	<u>900.00</u>	<u>5,000.00</u>
	<b>TOTAL GENERAL EXPENSES</b>	<b>385,207.80</b>	<b>349,441.88</b>	<b>381,393.88</b>
	<b>BUILDING EXPENSES</b>			
4225	Repairs & Maintenance	73,487.60	80,000.00	125,000.00
4226	Pest Control	7,529.55	6,300.00	6,300.00
4230	Landscaping	91,449.75	93,000.00	100,000.00
4245	Hydro - Electricity	3,244.20	4,400.00	4,400.00
4255	Water & Sewer	168,985.35	157,800.00	165,000.00
4260	Refuse Removal	65,402.40	62,000.00	70,000.00
4280	Snow Removal	46,341.54	15,000.00	45,000.00
4380	Bylaw Expenses	<u>3,750.00</u>	<u>4,100.00</u>	<u>4,100.00</u>
	<b>TOTAL BUILDING EXPENSES</b>	<b>460,190.39</b>	<b>422,600.00</b>	<b>519,800.00</b>
4180	Contingency Reserve Fund	<u>82,800.00</u>	<u>82,800.00</u>	<u>100,000.00</u>
	<b>TOTAL EXPENSES</b>	<b>928,198.19</b>	<b>854,841.88</b>	<b>1,001,193.88</b>
	<b>NET INCOME</b>	<b>-61,080.77</b>	<b>0.00</b>	<b>0.00</b>

Clearbrook Village - NW 1689  
For the Fiscal Year November 1, 2023 to October 31, 2024

Adopted Operating Fund:	\$895,893.88
Adopted Contingency Fund:	\$100,000.00
<b>Adopted Strata Fees Total:</b>	<b>\$995,893.88</b>

**FEE INCREASE FOR NOVEMBER AND DECEMBER TO COME OUT JAN 1, 2024**  
PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees	Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
1	1	1058	232.38	25.94	258.32	51	35	1127	247.53	27.63	275.16
2	2	1126	247.31	27.61	274.92	50	36	1127	247.53	27.63	275.16
3	3	1126	247.31	27.61	274.92	49	37	1101	241.82	26.99	268.81
4	4	1101	241.82	26.99	268.81	48	38	1137	249.73	27.87	277.60
5	5	1101	241.82	26.99	268.81	47	39	1101	241.82	26.99	268.81
6	6	1137	249.73	27.87	277.60	46	40	1101	241.82	26.99	268.81
7	7	1137	249.73	27.87	277.60	45	41	1137	249.73	27.87	277.60
8	8	1126	247.31	27.61	274.92	44	42	1137	249.73	27.87	277.60
9	9	1126	247.31	27.61	274.92	43	43	1126	247.31	27.61	274.92
10	10	1126	247.31	27.61	274.92	42	44	1126	247.31	27.61	274.92
11	11	1126	247.31	27.61	274.92	41	45	1126	247.31	27.61	274.92
12	12	1137	249.73	27.87	277.60	40	46	1126	247.31	27.61	274.92
13	13	1137	249.73	27.87	277.60	39	47	1137	249.73	27.87	277.60
14	14	1101	241.82	26.99	268.81	38	48	1101	241.82	26.99	268.81
15	15	1101	241.82	26.99	268.81	37	49	1126	247.31	27.61	274.92
16	16	1126	247.31	27.61	274.92	36	50	1126	247.31	27.61	274.92
17	17	1126	247.31	27.61	274.92	35	51	1101	241.82	26.99	268.81
18	18	1056	231.94	25.89	257.83	34	52	1056	231.94	25.89	257.83
19	19	1101	241.82	26.99	268.81	33	53	1101	241.82	26.99	268.81
20	20	1101	241.82	26.99	268.81	32	54	1056	231.94	25.89	257.83
21	21	1126	247.31	27.61	274.92	31	55	1137	249.73	27.87	277.60
22	22	1126	247.31	27.61	274.92	30	56	1101	241.82	26.99	268.81
23	23	1101	241.82	26.99	268.81	29	57	1101	241.82	26.99	268.81
24	24	1101	241.82	26.99	268.81	28	58	1137	249.73	27.87	277.60
25	25	1126	247.31	27.61	274.92	59	59	1101	241.82	26.99	268.81
26	26	1126	247.31	27.61	274.92	60	60	1126	247.31	27.61	274.92
27	27	1101	241.82	26.99	268.81	61	61	1126	247.31	27.61	274.92
58	28	1137	249.73	27.87	277.60	62	62	1101	241.82	26.99	268.81
57	29	1127	247.53	27.63	275.16	63	63	1134	249.07	27.80	276.87
56	30	1127	247.53	27.63	275.16	64	64	1126	247.31	27.61	274.92
55	31	1127	247.53	27.63	275.16	65	65	1126	247.31	27.61	274.92
54	32	1127	247.53	27.63	275.16	66	66	1056	231.94	25.89	257.83
53	33	1137	249.73	27.87	277.60	67	67	1137	249.73	27.87	277.60
52	34	1101	241.82	26.99	268.81	68	68	1101	241.82	26.99	268.81
		37966	\$8,338.78	\$930.78	<b>\$9,269.56</b>			37886	\$8,321.21	\$928.82	<b>\$9,250.02</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2023 to October 31, 2024**

Adopted Operating Fund:	<b>\$895,893.88</b>
Adopted Contingency Fund:	<b>\$100,000.00</b>
<b>Adopted Strata Fees Total:</b>	<b>\$995,893.88</b>

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees	Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
69	69	1101	241.82	26.99	268.81	119	103	1056	231.94	25.89	257.83
70	70	1126	247.31	27.61	274.92	118	104	1101	241.82	26.99	268.81
71	71	1126	247.31	27.61	274.92	117	105	1126	247.31	27.61	274.92
72	72	1056	231.94	25.89	257.83	116	106	1126	247.31	27.61	274.92
73	73	1137	249.73	27.87	277.60	115	107	1101	241.82	26.99	268.81
74	74	1101	241.82	26.99	268.81	114	108	1056	231.94	25.89	257.83
75	75	1101	241.82	26.99	268.81	113	109	1126	247.31	27.61	274.92
76	76	1137	249.73	27.87	277.60	112	110	1126	247.31	27.61	274.92
77	77	1137	249.73	27.87	277.60	111	111	1137	249.73	27.87	277.60
78	78	1101	241.82	26.99	268.81	110	112	1101	241.82	26.99	268.81
79	79	1101	241.82	26.99	268.81	109	113	1126	247.31	27.61	274.92
80	80	1137	249.73	27.87	277.60	108	114	1126	247.31	27.61	274.92
141	81	1058	232.38	25.94	258.32	107	115	1101	241.82	26.99	268.81
140	82	1126	247.31	27.61	274.92	106	116	1101	241.82	26.99	268.81
139	83	1126	247.31	27.61	274.92	105	117	1137	249.73	27.87	277.60
138	84	1101	241.82	26.99	268.81	104	118	1126	247.31	27.61	274.92
137	85	1101	241.82	26.99	268.81	103	119	1126	247.31	27.61	274.92
136	86	1137	249.73	27.87	277.60	102	120	1126	247.31	27.61	274.92
135	87	1137	249.73	27.87	277.60	101	121	1126	247.31	27.61	274.92
134	88	1126	247.31	27.61	274.92	100	122	1137	249.73	27.87	277.60
133	89	1126	247.31	27.61	274.92	99	123	1137	249.73	27.87	277.60
132	90	1137	249.73	27.87	277.60	98	124	1126	247.31	27.61	274.92
131	91	1126	247.31	27.61	274.92	97	125	1126	247.31	27.61	274.92
130	92	1126	247.31	27.61	274.92	96	126	1056	231.94	25.89	257.83
129	93	1056	231.94	25.89	257.83	95	127	1137	249.73	27.87	277.60
128	94	1101	241.82	26.99	268.81	94	128	1126	247.31	27.61	274.92
127	95	1126	247.31	27.61	274.92	93	129	1126	247.31	27.61	274.92
126	96	1126	247.31	27.61	274.92	92	130	1126	247.31	27.61	274.92
125	97	1101	241.82	26.99	268.81	91	131	1126	247.31	27.61	274.92
124	98	1137	249.73	27.87	277.60	90	132	1137	249.73	27.87	277.60
123	99	1101	241.82	26.99	268.81	89	133	1101	241.82	26.99	268.81
122	100	1101	241.82	26.99	268.81	88	134	1126	247.31	27.61	274.92
121	101	1126	247.31	27.61	274.92	87	135	1126	247.31	27.61	274.92
120	102	1126	247.31	27.61	274.92	86	136	1101	241.82	26.99	268.81
		37889	\$8,321.87	\$928.89	<b>\$9,250.76</b>			37965	\$8,338.56	\$930.75	<b>\$9,269.31</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2023 to October 31, 2024**

Adopted Operating Fund:	<b>\$895,893.88</b>
Adopted Contingency Fund:	<b>\$100,000.00</b>
<b>Adopted Strata Fees Total:</b>	<b>\$995,893.88</b>

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees	Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
85	137	1101	241.82	26.99	268.81	265	171	1126	247.31	27.61	274.92
84	138	1137	249.73	27.87	277.60	264	172	1101	241.82	26.99	268.81
83	139	1101	241.82	26.99	268.81	263	173	1101	241.82	26.99	268.81
82	140	1101	241.82	26.99	268.81	262	174	1137	249.73	27.87	277.60
81	141	1137	249.73	27.87	277.60	261	175	1137	249.73	27.87	277.60
279	142	1137	249.73	27.87	277.60	260	176	1126	247.31	27.61	274.92
280	143	1126	247.31	27.61	274.92	259	177	1126	247.31	27.61	274.92
281	144	1126	247.31	27.61	274.92	258	178	1126	247.31	27.61	274.92
282	145	1126	247.31	27.61	274.92	257	179	1126	247.31	27.61	274.92
283	146	1126	247.31	27.61	274.92	256	180	1137	249.73	27.87	277.60
284	147	1137	249.73	27.87	277.60	255	181	1056	231.94	25.89	257.83
285	148	1056	231.94	25.89	257.83	254	182	1126	247.31	27.61	274.92
286	149	1126	247.31	27.61	274.92	253	183	1126	247.31	27.61	274.92
287	150	1126	247.31	27.61	274.92	252	184	1126	247.31	27.61	274.92
288	151	1126	247.31	27.61	274.92	251	185	1126	247.31	27.61	274.92
289	152	1126	247.31	27.61	274.92	250	186	1101	241.82	26.99	268.81
290	153	1101	241.82	26.99	268.81	249	187	1137	249.73	27.87	277.60
291	154	1137	249.73	27.87	277.60	248	188	1101	241.82	26.99	268.81
292	155	1126	247.31	27.61	274.92	247	189	1101	241.82	26.99	268.81
293	156	1126	247.31	27.61	274.92	246	190	1137	249.73	27.87	277.60
294	157	1126	247.31	27.61	274.92	245	191	1056	231.94	25.89	257.83
295	158	1126	247.31	27.61	274.92	244	192	1126	247.31	27.61	274.92
296	159	1137	249.73	27.87	277.60	243	193	1126	247.31	27.61	274.92
297	160	1056	231.94	25.89	257.83	242	194	1101	241.82	26.99	268.81
298	161	1125	247.09	27.58	274.67	241	195	1101	241.82	26.99	268.81
299	162	1126	247.31	27.61	274.92	240	196	1137	249.73	27.87	277.60
300	163	1126	247.31	27.61	274.92	239	197	1056	231.94	25.89	257.83
301	164	1126	247.31	27.61	274.92	238	198	1126	247.31	27.61	274.92
302	165	1101	241.82	26.99	268.81	237	199	1126	247.31	27.61	274.92
303	166	1126	247.31	27.61	274.92	236	200	1126	247.31	27.61	274.92
304	167	1126	247.31	27.61	274.92	235	201	1126	247.31	27.61	274.92
305	168	1137	249.73	27.87	277.60	234	202	1101	241.82	26.99	268.81
267	169	1056	231.94	25.89	257.83	278	203	1101	241.82	26.99	268.81
266	170	1126	247.31	27.61	274.92	277	204	1126	247.31	27.61	274.92
		38025	\$8,351.74	\$932.22	<b>\$9,283.96</b>			37915	\$8,327.58	\$929.53	<b>\$9,257.10</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2023 to October 31, 2024**

Adopted Operating Fund:	<b>\$895,893.88</b>
Adopted Contingency Fund:	<b>\$100,000.00</b>
<b>Adopted Strata Fees Total:</b>	<b>\$995,893.88</b>

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<i>Operating Fund</i>	<i>Contingency Reserve Fund</i>	<b>Adopted Strata Fees</b>	<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<i>Operating Fund</i>	<i>Contingency Reserve Fund</i>	<b>Adopted Strata Fees</b>
276	205	1126	247.31	27.61	274.92	187	239	1101	241.82	26.99	268.81
275	206	1101	241.82	26.99	268.81	142	240	1101	241.82	26.99	268.81
274	207	1101	241.82	26.99	268.81	143	241	1101	241.82	26.99	268.81
268	208	1056	231.94	25.89	257.83	144	242	1126	247.31	27.61	274.92
269	209	1126	247.31	27.61	274.92	145	243	1126	247.31	27.61	274.92
270	210	1126	247.31	27.61	274.92	146	244	1101	241.82	26.99	268.81
271	211	1126	247.31	27.61	274.92	147	245	1101	241.82	26.99	268.81
272	212	1126	247.31	27.61	274.92	148	246	1126	247.31	27.61	274.92
273	213	1101	241.82	26.99	268.81	149	247	1126	247.31	27.61	274.92
212	214	1137	249.73	27.87	277.60	150	248	1101	241.82	26.99	268.81
211	215	1126	247.31	27.61	274.92	151	249	1056	231.94	25.89	257.83
210	216	1126	247.31	27.61	274.92	152	250	1126	247.31	27.61	274.92
209	217	1126	247.31	27.61	274.92	153	251	1126	247.31	27.61	274.92
208	218	1126	247.31	27.61	274.92	154	252	1101	241.82	26.99	268.81
207	219	1137	249.73	27.87	277.60	155	253	1101	241.82	26.99	268.81
206	220	1101	241.82	26.99	268.81	156	254	1137	249.73	27.87	277.60
205	221	1126	247.31	27.61	274.92	157	255	1056	231.94	25.89	257.83
204	222	1126	247.31	27.61	274.92	158	256	1126	247.31	27.61	274.92
203	223	1101	241.82	26.99	268.81	159	257	1126	247.31	27.61	274.92
202	224	1101	241.82	26.99	268.81	160	258	1126	247.31	27.61	274.92
201	225	1126	247.31	27.61	274.92	161	259	1126	247.31	27.61	274.92
200	226	1126	247.31	27.61	274.92	162	260	1101	241.82	26.99	268.81
199	227	1101	241.82	26.99	268.81	163	261	1101	241.82	26.99	268.81
198	228	1056	231.94	25.89	257.83	164	262	1126	247.31	27.61	274.92
197	229	1126	247.31	27.61	274.92	165	263	1126	247.31	27.61	274.92
196	230	1126	247.31	27.61	274.92	166	264	1101	241.82	26.99	268.81
195	231	1137	249.73	27.87	277.60	167	265	1137	249.73	27.87	277.60
194	232	1056	231.94	25.89	257.83	168	266	1126	247.31	27.61	274.92
193	233	1101	241.82	26.99	268.81	169	267	1126	247.31	27.61	274.92
192	234	1056	231.94	25.89	257.83	170	268	1126	247.31	27.61	274.92
191	235	1101	241.82	26.99	268.81	171	269	1126	247.31	27.61	274.92
190	236	1101	241.82	26.99	268.81	172	270	1137	249.73	27.87	277.60
189	237	1126	247.31	27.61	274.92	173	271	1101	241.82	26.99	268.81
188	238	1126	247.31	27.61	274.92	174	272	1126	247.31	27.61	274.92
		37787	\$8,299.46	\$926.39	<b>\$9,225.85</b>			37877	\$8,319.23	\$928.60	<b>\$9,247.83</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2023 to October 31, 2024**

Adopted Operating Fund:	\$895,893.88
Adopted Contingency Fund:	\$100,000.00
<b>Adopted Strata Fees Total:</b>	<b>\$995,893.88</b>

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

Strata	Unit	Unit	Operating	Contingency	Adopted
Lot	Number	Entitlement	Fund	Reserve Fund	Strata Fees
175	273	1126	247.31	27.61	274.92
176	274	1101	241.82	26.99	268.81
177	275	1056	231.94	25.89	257.83
178	276	1126	247.31	27.61	274.92
179	277	1126	247.31	27.61	274.92
180	278	1126	247.31	27.61	274.92
181	279	1126	247.31	27.61	274.92
182	280	1101	241.82	26.99	268.81
183	281	1101	241.82	26.99	268.81
184	282	1126	247.31	27.61	274.92
185	283	1126	247.31	27.61	274.92
186	284	1101	241.82	26.99	268.81
213	285	1056	231.94	25.89	257.83
214	286	1126	247.31	27.61	274.92
215	287	1126	247.31	27.61	274.92
216	288	1126	247.31	27.61	274.92
217	289	1126	247.31	27.61	274.92
218	290	1101	241.82	26.99	268.81
219	291	1101	241.82	26.99	268.81
220	292	1126	247.31	27.61	274.92
221	293	1126	247.31	27.61	274.92
222	294	1101	241.82	26.99	268.81
223	295	1056	231.94	25.89	257.83
224	296	1126	247.31	27.61	274.92
255	297	1056	231.94	25.89	257.83
226	298	1126	247.31	27.61	274.92
227	299	1126	247.31	27.61	274.92
228	300	1101	241.82	26.99	268.81
229	301	1101	241.82	26.99	268.81
230	302	1101	241.82	26.99	268.81
231	303	1126	247.31	27.61	274.92
232	304	1126	247.31	27.61	274.92
233	305	1101	241.82	26.99	268.81
		36603	\$8,039.41	\$897.36	<b>\$8,936.77</b>
<b>Total Unit Entitlement</b>					<b>339,913</b>

	Operating Fund	CRF	Monthly Strata Fees
<b>Total Monthly Fees</b>	<b>\$ 74,657.82</b>	<b>\$ 8,333.33</b>	<b>\$ 82,991.16</b>
<b>Total Yearly Fees</b>	<b>\$ 895,893.88</b>	<b>\$ 100,000.00</b>	
<b>Total Yearly Strata Fees</b>	<b>\$ 995,893.88</b>		