



CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES
TUESDAY, JULY 9, 2024, 5:00PM

COUNCIL PRESENT:

Barjinder Brar, President / Treasurer
Jaspreet Pharwaha, Member of Council
Barb Arthur, Member of Council
Mandeep Singh, Member of Council

REGRETS:

Amandeep Gill, Member of Council

MANAGEMENT PRESENT:

Dan Richardson, Strata Manager
Pacific Quorum Properties Inc
drichardson@pacificquorum.com / Direct line: 604-743-0284

1. CALL TO ORDER

The meeting was called to order at 5:20 p.m.

2. ADOPTION OF PREVIOUS MINUTES – June 11, 2024

It was
MOVED/SECONDED
To approve the minutes from June 11, 2024.
CARRIED

3. BUSINESS ARISING

a. Unauthorized Alteration

A date for rebuilding the fence at a Strata Lot is pending.

b. Strata Lot Alterations

The Owner stated the bathroom was built this way when he purchased. Council determined the tub is required to be removed and the plumbing needs to be to code by the end of June. The tub has not been removed to date.

It was
MOVED/SECONDED
To send a Bylaw contravention letter and assess a fine of \$200.00 and require the bathtub to be removed by the end of July.
CARRIED

c. Attic Remediation

WWW.PACIFICQUORUM.COM

□ VANCOUVER (HEAD OFFICE)
1777 West 75 Avenue
Vancouver, BC V6P 6P2
604-685-3828
vancouver@pacificquorum.com

□ SURREY
201-13734 104 Avenue
Surrey, BC V3T 1W5
604-635-0260
surrey@pacificquorum.com

□ ABBOTSFORD
2670 Minter Street
Abbotsford, BC V2T 3K2
604-854-1734
abbotsford@pacificquorum.com

□ WHISTLER
103-1055 Millar Creek Road
Whistler, BC V8E 0K7
604-905-0138
whistler@pacificquorum.com

□ SQUAMISH
101A-38142 Cleveland Avenue
Squamish, BC V8B 0B1 PO Box 15
778-770-0380
squamish@pacificquorum.com

The process for attic remediation in Units experiencing mold on their top floor ceiling has been delayed due to heat intensity. Once the weather is favorable, attics will be inspected and repaired without delay.

4. **FINANCE & MANAGEMENT**

a. **Financial Statements – June, 2024**

Council reviewed the statements for June, 2024.

It was

MOVED/SECONDED

To approve the financial statements for June, 2024 as presented and to have Teamwork Property Management to take appropriate steps necessary to collect, on Strata's behalf, all outstanding money owing to the Strata Corporation.

CARRIED

b. **Accounts Receivable**

Council reviewed all accounts in arrears.

5. **CORRESPONDENCE**

Received For Consideration of Council

Correspondence was received and reviewed by the Strata Council as follows:

a. **Re: Electrical Issues**

Correspondence was received from an Owner stating they were having electrical issues since the aluminum wiring was changed. Council directed J&W Electric attend to assess the electrical.

b. **Re: Gutter Cleaning**

Correspondence was received from several Owners requesting their gutters be cleaned. Quality Gardens was dispatched to clear the gutters.

c. **Re: Powerwashing**

Correspondence was received from the Co-op asking if residents can power wash their own Units. Council stated power washing was not permissible but soft washing the siding with a brush is.

d. **Re: Tree Pruning and Fence Repairs**

Correspondence was received from an Owner requesting branches be pruned that are touching their roof and their fence be repaired. Quality Gardens was dispatched to prune the branches and repair the fence.

e. **Re: Tree Pruning**

Correspondence was received from an Owner requesting branches be pruned that are touching their roof. Quality Gardens was dispatched to prune the branches.

f. **Re: Cement Walkway**

Correspondence was received from an Owner stating a neighboring Strata Lot has installed a cement walkway at their Unit and inquired if permission was granted for this. Council stated they will inquire further.

g. **Re: Garbage on lawn**

Correspondence was received from an Owner stating there constantly garbage on the front lawn between two neighboring Strata Lots

It was

MOVED/SECONDED

To send a Bylaw contravention letter and request the residents clean their front yard and ensure garbage is not being left on the lawn.

CARRIED

6. **NEW BUSINESS**

a. **Re: Security Cameras**

Council noted a Strata Lot has been observed with more security cameras than allowable after being previously warned to remove the excess cameras.

It was

MOVED/SECONDED

To send a Rule contravention letter and assess a fine in the amount of \$50.00.

CARRIED

7. **TERMINATED**

There being no further business to discuss at this time, the meeting was terminated at 6:15 p.m.

THE NEXT MEETING SCHEDULED IS:

On Tuesday, September 10, 2024, at 5:00 p.m. at the Activity Centre

ONLINE ACCESS TO YOUR STRATA CORPORATION - PQ ONLINE:

- Go to: 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

Owners may review official notices from the Strata Council and view Strata Council Minutes by logging on to the Strata Corporation website www.clearbrookvillage.info

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Dan Richardson, Strata Manager

2670 Minter Street

Abbotsford, BC V2T 3K2

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

Email: drichardson@pacificquorum.com

Website: www.pacificquorum.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 lo 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

सबसे महत्वपूर्ण बिना मतलब बिने बिना बिना का सुनिश्च करवाएँ

Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Pacific Quorum Properties Inc*