



CLEARBROOK VILLAGE STRATA PLAN NW 1689

**STRATA COUNCIL MINUTES
TUESDAY, SEPTEMBER 10, 2024, 5:00PM**

COUNCIL PRESENT:

**Barjinder Brar, President / Treasurer
Jaspreet Pharwaha, Member of Council
Barb Arthur, Member of Council
Amandeep Gill, Member of Council
Mandeep Singh, 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 5:00 p.m.

2. HEARING

An Owner met with Council regarding the use of more security cameras than allowable as per the Rules as well as a camera pointed into their yard. Council verified there are more cameras than allowable at the Strata Lot.

It was

MOVED/SECONDED

To assess a fine in the amount of \$50.00 for failure to remove the extra security cameras as previously requested and ensure the backyard camera is not pointing into neighboring yards.

CARRIED

3. ADOPTION OF PREVIOUS MINUTES – July 9, 2024

It was

MOVED/SECONDED

To approve the minutes from July 9, 2024.

CARRIED

4. BUSINESS ARISING

a. Unauthorized Alteration

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

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□ **WHISTLER**
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Squamish, BC V8B 0B1 PO Box 15
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- b. **Strata Lot Alterations**
Council noted they will speak with the Owner about the bathtub that needs to be removed.
- c. **Attic Remediation**
Eleven Units are set to have their attics inspected as soon as the weather cools down.

5. **FINANCE & MANAGEMENT**

- a. **Financial Statements – July - August, 2024**
Council reviewed the statements for July - August, 2024.

It was

MOVED/SECONDED

To approve the financial statements for July - August, 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.

6. **CORRESPONDENCE**

Received For Consideration of Council

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

- a. **Re: Insulation for Pipes**
Correspondence was received from an Owner requesting pipes in her kitchen be insulated before the cold season so her pipes don't freeze like last year. Council directed management to obtain quotes.
- b. **Re: Gutter Cleaning**
Correspondence was received from several Owners requesting their gutters be cleaned. Quality Gardens was dispatched to clean the gutters.
- c. **Re: Sliding Door**
Correspondence was received from an Owner stating their sliding door was difficult to open. Abbotsford Glass has been dispatched.
- d. **Re: Fence and Gate**
Correspondence was received from a resident regarding their fence and gate requiring repairs. Quality Gardens was dispatched to perform the repair.
- e. **Re: Pothole Filling**
Correspondence was received from an Owner requesting potholes in front of their Strata Lot be repaired. Council requested a survey of the property be performed to determine if other locations require filling as well.
- f. **Re: Gap in Storage Shed**
Correspondence was received from an Owner stating they had a gap in their storage shed wall which was allowing rodents access. Quality Gardens was dispatched to repair the hole.
- g. **Re: Smoking and Altercation**
Correspondence was received from a resident stating that a neighboring Strata Lot was smoking outside in their backyard for a majority of the day and emanating into their Strata Lot. The resident also reported an incident between themselves and the same neighbors where the neighbor swore at them. Lastly the Owner stated a dog in neighboring Strata Lot is constantly barking and howling.

- h. Re: Leaking Tap**
Correspondence was received from a resident stating the exterior tap appeared to be leaking. Aquasure was dispatched to perform the repair.
- i. Re: Tree Removal**
Correspondence was received from an Owner requesting their tree be removed. The usual contractor said the tree was too high for him to trim and stated someone else needs to be called.
- j. Re: Broken Siding**
Correspondence was received from an Owner stating a piece of their siding was broken. Quality Gardens was dispatched to perform the repair.
- k. Re: Displaced Siding**
Correspondence was received from an Owner stating a piece of their siding was displaced and needed to be put back. Quality Gardens was dispatched to perform the repair.
- l. Re: Tree Pruning**
Correspondence was received from an Owner requesting a tree be pruned away from the gutters so they don't get filled as fast. Quality Gardens was dispatched.
- m. Re: Power Problems**
Correspondence was received from an Owner stating they are having issues with 220 power in their Unit. Hightech Electric was dispatched to determine the issue.
- n. Re: Rock Throwing**
Correspondence was received from a resident stating children are throwing rocks at their Unit. Council noted that unless
- o. Re: Garbage in Garage**
Correspondence was received from an Owner stating the garbage in the carport of the Unit beside them had an extremely foul odor emanating from it. A letter was sent to the Owner requesting immediate removal of the waste.
- p. Re: Squirrel in Storage**
Correspondence was received from an Owner stating a squirrel has been gaining access to their storage room. The wildlife specialist was dispatched to trap the squirrel.
- q. Re: Mouse in Wall**
Correspondence was received from an Owner stating they have a mouse in their wall. The wildlife specialist was dispatched to trap the mouse.
- r. Re: Tree Removal**
Correspondence was received from an Owner requesting 4 trees be removed from their yard as the roots are starting to crack the foundation. Council directed management to obtain quotes.

7. NEW BUSINESS

Barb Arther left the meeting at 6:25pm.

- a. Re: Smoking and Altercation**
Correspondence was received from a resident stating that a neighboring Strata Lot was smoking outside in their backyard for a majority of the day and emanating into their Strata Lot. The resident also reported an incident between themselves and the same neighbors where the neighbor swore at them. Lastly the resident stated a dog in neighboring Strata Lot is constantly barking and howling.

