



CLEARBROOK VILLAGE STRATA PLAN NW 1689

**STRATA COUNCIL MINUTES
TUESDAY, OCTOBER 8, 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
drrichardson@pacificquorum.com / Direct line: 604-743-0284**

1. CALL TO ORDER

The meeting was called to order at 5:15 p.m.

2. ADOPTION OF PREVIOUS MINUTES – September 10, 2024

It was
MOVED/SECONDED
To approve the minutes from September 10, 2024.
CARRIED

3. BUSINESS ARISING

a. Unauthorized Alteration

The fence in question has been rebuilt by the Owner.

b. Attic Remediation

Units that have submitted complained of issues with their attic are in the in the que for being inspected and repaired as necessary. The interior of each Strata Lot is the responsibility of each Owner to repair. Owners will be updated as soon as the date is known.

4. FINANCE & MANAGEMENT

a. Financial Statements – September, 2024

Council reviewed the statements for September, 2024.

It was
MOVED/SECONDED

To approve the financial statements for September, 2024 as presented and to have Pacific Quorum

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1777 West 75 Avenue
Vancouver, BC V6P 6P2
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vancouver@pacificquorum.com

□ **SURREY**
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Surrey, BC V3T 1W5
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□ **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
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□ **SQUAMISH**
101A-38142 Cleveland Avenue
Squamish, BC V8B 0B1 PO Box 15
778-770-0380
squamish@pacificquorum.com

Properties 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**

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

a. **Re: Attic Repairs**

Correspondence was received from an Owner requesting his attic be repaired right away. Council noted the attic will be treated together to avoid high costs.

b. **Re: Renovations**

Correspondence was received from an Owner requesting permission to install a high voltage plug in their shed to install their dryer. Council considered the request and denied it due to the electrical load not being able to have additional plugs installed.

c. **Re: Downstairs Washroom**

Correspondence was received from an Owner requesting permission to install a bathroom downstairs due to health complications. Council considered the request and determined the installation of a bathtub/shower downstairs was not permitted.

d. **Re: Gate Repair**

Correspondence was received from the co-op for a gate to be repaired at a Unit. Quality Gardens was dispatched.

6. **NEW BUSINESS**

a. **AGM agenda and proposed 2024/25 budget**

Council reviewed the agenda and the proposed 2024/25 budget for the Annual General Meeting.

7. **TERMINATED**

There being no further business to discuss at this time, the meeting was terminated at 6:00 p.m.

**THE NEXT MEETING SCHEDULED IS THE ANNUAL GENERAL MEETING:
On Tuesday, November 12, 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.
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Abbotsford, BC V2T 3K2
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Email: drichardson@pacificquorum.com
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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

सबसे महत्वपूर्ण विवरण बताने विनये बसों दिना 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*