



CLEARBROOK VILLAGE STRATA PLAN NW 1689

**STRATA COUNCIL MINUTES
TUESDAY, FEBRUARY 11, 2025, 5:00PM**

COUNCIL PRESENT:

**Barjinder Brar, President / Treasurer
Jaspreet Pharwaha, Member of Council
Barb Arthur, Member of Council
Mandeep Singh, Member of Council
Kirandeep Dhaliwal, Member of Council
Jagroop Bhatti, 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 5:15 p.m.

2. ADOPTION OF PREVIOUS MINUTES – January 14, 2025.

It was
MOVED/SECONDED
To approve the minutes from January 14, 2025.
CARRIED

3. BUSINESS ARISING

a. Attic Remediation

Attic inspections for select Units will take place on March 13-14, 2025. Once the inspections take place repairs will be scheduled for all attics that have previously noted moisture in their Unit.

b. Handicap Parking Sign

Council directed management to obtain a new handicapped parking sign for the stall by the activity center.

c. Catch Basin – Suspected broken pipe

Council directed management to request Mcrae's to camera the catch basin by Unit 23 to determine if there are any breaks in the pipe.

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4. **FINANCE & MANAGEMENT**

a. **Financial Statements – December 2024**

Council reviewed the statements for December 2024.

It was

MOVED/SECONDED

To approve the financial statements for December 2024 as presented and to have Pacific Quorum 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: Roof Leak**

Correspondence was received by a resident stating they had moisture in their Unit and suspected a roof leak. After inspection it was deemed to not be a roof leak but required additional ventilation. The unit has been added to the list for attic repairs.

b. **Re: Security Cameras**

Correspondence was received from resident regarding a Strata Lot with more security cameras installed than is allowable. Further, one camera is encroaching on a neighboring yard.

It was

MOVED/SECONDED

To assess a fine in the amount of \$200.00 due to being previously advised to remove the extra cameras and ensure they aren't capturing video of neighboring yards.

CARRIED

c. **Re: Tree Removal**

Correspondence was received from an Owner requesting a tree be removed from their yard. Council noted that the tree has been deemed healthy and unless the structural integrity of the building is at stake the tree will not be removed. Council will inquire about having the branches pruned.

d. **Re: Tree pruning**

Correspondence was received from an Owner requesting a tree in their yard be pruned. Council will inquire about having the tree pruned.

6. **NEW BUSINESS**

a. **Parking**

Council directed management to send a notice to Owners requesting how many vehicles each Unit has, their makes/models and if any are inoperable and being stored in the carport.

b. **Council Resignation**

Amandeep Gill resigned from Council due to no longer being an Owner.

7. **TERMINATED**

There being no further business to discuss at this time, the meeting was terminated at 6:20 p.m.

THE NEXT MEETING SCHEDULED:
On Tuesday, March 11, 2025, 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

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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 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

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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*