



CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES
TUESDAY, JUNE 10, 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
Simranjit Jhajj, Member of Council

REGRETS:

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 5:02 p.m.

2. HEARING Unit 255 Re: Fines

Council held a hearing with an Owner regarding fines assessed to their Strata Lot. The Owner stated the fence was moved right away and requested the fines be rescinded. Council stated they will look into this further and respond to the Owner once they determine the timeline.

3. ADOPTION OF PREVIOUS MINUTES – May 13, 2025.

It was
MOVED/SECONDED
To approve the minutes from May 13, 2025.
CARRIED

4. BUSINESS ARISING

a. Attic Remediation

Council directed management to obtain quotes for the attics to be repaired before fall.

b. Unit 23 Catch Basin – Suspected broken pipe

A second quote for the catch basin repair near Unit 23 is forthcoming.

WWW.PACIFICQUORUM.COM

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□ **WHISTLER**
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101A-38142 Cleveland Avenue
Squamish, BC V8B 0B1 PO Box 15
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- c. **Building Washing**
Council reviewed quotes for building washing. Additional quotes are forthcoming.
- d. **CRT Claim**
Litigation has been brought against the Strata through the Civil Resolution Tribunal by a resident and the Strata is defending against it.
- e. **Concrete Repairs**
Council reviewed quotes for concrete repairs. A decision will be determined at the next meeting.

5. **FINANCE & MANAGEMENT**

- a. **Financial Statements – May 2025**
Council reviewed the statements for May 2025.

It was

MOVED/SECONDED

To approve the financial statements for May 2025 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.

6. **CORRESPONDENCE**

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

- a. **Re: Chimney Exhaust**
Correspondence was received from an Owner regarding the chimney exhaust from a neighboring Strata Lot exiting the side of their unit rather than the top which creates a safety hazard for children. Due to fireplaces no longer venting from the roof, they need to vent out the side of the building. Council will investigate having a grate installed over the vent.
- 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: Fence Repairs**
Correspondence was received from several Owners regarding fence repairs needed. Quality Gardens was dispatched to perform the repairs.
- d. **Re: Carport Posts**
Correspondence was received by an Owner stating their carport posts had rot and needed to be replaced. Quality Gardens will assess and repair as necessary.
- e. **Re: Ants**
Correspondence was received from an Owner stating there are ants outside of their Unit. Council noted Owners will need to apply some ant repellent if the ants are an issue.
- f. **Re: Disconnected Downspout**
Correspondence was received from an Owner stating the downspout on their carport was disconnected. Quality Gardens was dispatched and reattached the downspout.
- g. **Re: Tree Pruning**
Correspondence was received from an Owner requesting some branches be pruned on the tree in their yard. Quality Gardens was dispatched and determined the tree was able to be pruned.

h. Re: Tree Sap

Correspondence was received from several Owners regarding sap from the tree by their Unit dropping onto their deck, making it unusable. Council noted that sap falling from the tree is an act of nature and will not be able to be addressed.

i. Re: Tree Touching Building and Hole in Siding

Correspondence was received from an Owner regarding a tree touching the building and a hole in the siding. Quality Gardens was dispatched and determined an extra piece of siding will be required to be installed.

j. Re: Fence Repairs

Correspondence was received from an Owner requesting the holes on their fence be covered to prohibit bunnies from getting into their yard. Council noted the Owner will need to install chicken wire along the bottom of their fence to prevent bunnies from entering.

k. Unit 6 Re: Fence to built

Correspondence was received from an Owner requesting a fence be installed by their Unit. Council will request a quote.

7. NEW BUSINESS

a. Bylaw Violations

Council reminds Owners that trampolines, basketball nets, gardens with vegetables and hanging items from the fence are not permitted.

b. Water Consumption

Council reminds residents of the city-wide water restrictions throughout the summer and requests Owners limit their use of water as much as possible. Overuse of water will also lead to increased Strata Fees to pay for the increase.

8. TERMINATED

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

THE NEXT MEETING SCHEDULED:
On Tuesday, July 8, 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.

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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

ସମ୍ବନ୍ଧୀ ସାହାଯ୍ୟ ବିଷୟ ବରଦେ ବିନେ ଭେଟି ହିମା ଡା ହିଲିଙ୍ଗ ବରଦେ

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*