



CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES
TUESDAY, JULY 8, 2025, 5:00PM

COUNCIL PRESENT:

Barjinder Brar, President / Treasurer
Jaspreet Pharwaha, Member of Council
Barb Arthur, Member of Council
Kirandeep Dhaliwal, Member of Council
Jagroop Bhatti, Member of Council

REGRETS:

Simranjit Jhajj, 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 Unit 121 Re: Disputing Security Camera Fines

A hearing was set to meet with a resident regarding fines assessed for having more security camera's than allowable. Due to the resident not attending the meeting the hearing did not take place.

3. HEARING Unit 180 Re: Car Washing

Council met with an Owner regarding washing cars with their own water. Council noted as long as the water used does not belong to the Strata the Owner can wash cars.

4. ADOPTION OF PREVIOUS MINUTES – June 10, 2025.

It was
MOVED/SECONDED
To approve the minutes from June 10, 2025.
CARRIED

5. BUSINESS ARISING

a. Attic Remediation

Due to elevated heat levels, the attic remediation for select Units will occur this fall.

WWW.PACIFICQUORUM.COM

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□ **WHISTLER**
103-1055 Millar Creek Road
Whistler, BC V8E 0K7
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□ **SQUAMISH**
101A-38142 Cleveland Avenue
Squamish, BC V8B 0B1 PO Box 15
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squamish@pacificquorum.com

b. Unit 23 Catch Basin

It was

MOVED/SECONDED

To approve a quote from Mcrae’s in the amount of up to \$10,000.00 to repair a catch basin by Unit 23.

CARRIED

The work will begin on Monday August 25, 2025.

c. Building Washing

Due to water restrictions, building washing will occur in the next fiscal year.

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

It was

MOVED/SECONDED

To approve a quote from Falcon Peak Concrete Services in the amount of \$21,452.76 to repair the driveways at Units 7,8,27 and 147.

CARRIED

f. Water Consumption

Council reminds residents of the city-wide water restrictions which are at Level 2 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 and fines will be assessed.

5. FINANCE & MANAGEMENT

a. Financial Statements – June 2025

Council reviewed the statements for June 2025.

It was

MOVED/SECONDED

To approve the financial statements for June 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: Disabled Washroom and Wheelchair Ramp

Correspondence was received from an Owner requesting permission to install a shower in the downstairs bathroom and a wheelchair ramp for their disabled son. Council determined the wheelchair ramp is approved however the downstairs washroom is not permitted to have a shower installed.

b. Re: Fence Repairs

Correspondence was received from several Owners requesting fence repairs. Quality Gardens was dispatched to repair the fences.

c. Parking Assignment Request

Correspondence was received from an Owner stating there is no parking available due to Units with more than two vehicles. The Owner proposed that each Strata Lot be assigned one parking stall each. Due there not being enough parking stalls to assign to each Unit, this proposal will not be possible.

d. Re: Tree Pruning

Correspondence was received from an Owner requesting a small tree be pruned that was impeding access to their gate. Quality Gardens was dispatched to prune the tree.

e. Re: Siding repair, tree pruning and bigger recycling bin

Correspondence was received from an Owner requesting their siding be repaired, a tree be pruned and a larger recycling bin. Council noted that the waste contractor only has one size of recycling bin. The tree will be assessed for pruning however it may not be possible due to the size of the tree. The siding will be sourced and replaced.

f. Re: Landscape Ties

Correspondence was received from the Co-op regarding landscape ties needing to be replaced at a Unit. Council noted that landscape ties are not original to the complex and Owners are responsible for repairs to landscape ties.

7. NEW BUSINESS

a. Bylaw Officer Contract

Council reviewed the Bylaw officer contract.

8. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 6:30 p.m.

THE NEXT MEETING SCHEDULED:

On Tuesday, September 9, 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

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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 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。 どうかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ସହଜୀ ନାହାଣୀ ବିଷୟ ବରଦେ ବିଷେ ଶେଷ ତିଆ ଥା ପୁଲିସା ବରଦାଦି

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*