



CLEARBROOK VILLAGE STRATA PLAN NW 1689

**STRATA COUNCIL MINUTES
TUESDAY, OCTOBER 14, 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
Simranjit Jhajj, Member of Council**

REGRETS:

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. ADOPTION OF PREVIOUS MINUTES – September 9, 2025.

It was
MOVED/SECONDED
To approve the minutes from September 9, 2025.
CARRIED

3. BUSINESS ARISING

a. Attic Remediation

The remediation of attics is scheduled to begin this fall. As soon as the dates are solidified Owners will be contacted.

b. Building Washing

The building washing is scheduled to begin on November 3, 2025. Owners are requested to ensure there is access to the front and back yards, vehicles are removed from carports and decorations removed from the building. A notice will be delivered by the contractor 48 hours before the building washing is going to begin for each block of Units.

WWW.PACIFICQUORUM.COM

□ **VANCOUVER (HEAD OFFICE)**
1777 West 75 Avenue
Vancouver, BC V6P 6P2
604-685-3828
vancouver@pacificquorum.com

□ **SURREY**
201-13734 104 Avenue
Surrey, BC V3T 1W5
604-635-0260
surrey@pacificquorum.com

□ **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
whistler@pacificquorum.com

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

- c. **CRT Claim**
Litigation has been brought against the Strata through the Civil Resolution Tribunal by a resident and the Strata is defending against it.
- d. **Depreciation/Electrical Planning Reports**
Quotes are being obtained for a depreciation report and an electrical planning report.
- e. **Electrical Room Upgrades**
There have been delays to the electrical room upgrades. They will be complete as soon as BC Hydro and the electrician can coordinate access.

4. **FINANCE & MANAGEMENT**

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

It was

MOVED/SECONDED

To approve the financial statements for September 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.

5. **CORRESPONDENCE**

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

- a. **Re: Clogged Downspouts**
Correspondence was received from several Owners regarding clogged downspouts. Quality Gardens was dispatched to clear the downspouts.
- b. **Re: Driveway Crack**
Correspondence was received from an Owner stating they have a crack in their driveway that is allowing water into the storage room. Council requested Falcon Peak Contracting to investigate.

6. **NEW BUSINESS**

- a. **Budget and AGM Agenda**
Council reviewed the proposed budget and agenda for the Annual General Meeting on November 25, 2025.
- b. **Quality Garden Contract Renewal**
Council reviewed contracts for landscaping and snow removal from Quality Gardens.

It was

MOVED/SECONDED

To approve the contracts.

CARRIED

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 IS THE ANNUAL GENERAL MEETING:
On Tuesday, November 25, 2025, at 5:30 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

Tel: 604-854-1734 / Fax: 604-854-1754

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。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ସମ୍ପର୍କି ଜାଣକାରୀ ବିଷୟ ବଦଳେ ବିନେ କେଣ୍ଡା ତିମ୍ମ ତା ପୁଅଁକା ବରକାଠି

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*