



CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES
TUESDAY, FEBRUARY 10, 2026, 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 – JANUARY 13, 2026.**

It was
MOVED/SECONDED
To approve the minutes from January 13, 2026.
CARRIED

3. **BUSINESS ARISING**

a. **Attic Remediation**

Remediation of attics will begin the week of February 16-20, 2026 and is estimated to conclude by the end of April. Affected Owners will be contacted to set up appointments.

b. **CRT Claim**

Litigation has been brought against the Strata through the Civil Resolution Tribunal by a resident and the Strata is defending against it.

c. **Depreciation/Electrical Planning Reports**

Quotes are being obtained for a depreciation report and an electrical planning report.

d. **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.

WWW.PACIFICQUORUM.COM

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Vancouver, BC V6P 6P2
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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
778-770-0380
squamish@pacificquorum.com

4. **FINANCE & MANAGEMENT**

a. **Financial Statements – January 2026**

Council will review the statements for January 2026 at the next meeting.

It was

MOVED/SECONDED

To approve the financial statements for January 2026 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: Storage Shed Leak**

Correspondence was received from a resident regarding a leak in the wall of their storage shed. Council stated the leak will be repaired.

c. **Re: Plugged Downspout**

Correspondence was received from an Owner stating they are hearing a loud rushing noise when there is heavy rain and are concerned of a leak. Clearbrook Roofing attended and determined there was not a roof leak but possibly a downspout in that location was plugged. Quality Gardens cleared the downspout. The Owner will assess further to see if the issue is resolved.

d. **Re: Noise Complaint**

Correspondence was received from an Owner regarding unreasonable noise emanating from a neighboring Strata Lot in the form of loud music past the allowable time.

It was

MOVED/SECONDED

To send a Bylaw contravention letter and request the residents respect other Units in the neighborhood and limit the volume of noise emanating from their Strata Lot.

CARRIED

e. **Re: Parking**

Correspondence was received from an Owner requesting each Strata Lot be assigned a parking stall. Council noted there are not enough parking stalls for each Owner to be assigned a stall.

f. **Re: Outdoor Plug and Tap Cover**

Correspondence was received from a resident stating their exterior plugs were not GFI and they did not have a winter cover on their tap. Council noted that none of the Strata Lots have GFI plugs or winter covers on their tap and they will not be installed at this time.

g. **Re: Downspout Repair**

Correspondence was received from an Owner stating their downspout had been disconnected. A handyman has been called out to perform the repair.

h. **Re: Back Alley**

Correspondence was received from an Owner stating there were multiple items discarded in the alley behind their Strata Lot. Council directed management to contact the Owners who have items stored in the alley to have them removed and have Quality Gardens dispose of the remaining items.

6. **NEW BUSINESS**

a. **Lawn Reseeding Quote**

Council reviewed a lawn reseeding quote from Quality Gardens in the amount of \$3,350.00 plus tax to

repair lawns damaged by grubs.

It was
MOVED/SECONDED
To approve the quote.
CARRIED

Council requested a quote for grub treatment for affected lawns.

b. Christmas Lights

Owners are reminded that Christmas lights were required to be removed by January 15, 2026. Notices will be sent to Owners with Christmas lights still installed to have them removed.

c. Speed Limit

Council reminds Owners the speed limit in the complex is 10 km/h. Owners observed speed will be subject to fines being assessed.

d. Bylaw Contraventions

Several Strata Lots were identified with unauthorized items being stored in their carport.

It was
MOVED/SECONDED
To send Bylaw contravention letters to Units with unauthorized items being stored in their carport.
CARRIED

7. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 6:10 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
On Tuesday, March 10, 2026, 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。 どうかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਸ਼ੁਰੂੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸੇ ਖੇਤਰ ਵਿੱਚ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

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*