



# CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES  
TUESDAY, APRIL 14, 2026, 5:00PM

**COUNCIL PRESENT:**

Barjinder Brar, President / Treasurer  
Jaspreet Pharwaha, Member of Council  
Barb Arthur, Member of Council  
Jagroop Bhatti, Member of Council  
Simranjit Jhajj, Member of Council

**REGRETS:**

Mandeep Singh, Member of Council  
Kirandeep Dhaliwal, Member of Council

**MANAGEMENT PRESENT:**

Dan Richardson, Strata Manager  
Pacific Quorum Properties Inc  
[drichardson@pacificquorum.com](mailto:drichardson@pacificquorum.com) / Direct line: 604-743-0284

1. **CALL TO ORDER**

The meeting was called to order at 5:20 p.m.

2. **ADOPTION OF PREVIOUS MINUTES – MARCH 10, 2026.**

It was

**MOVED/SECONDED**

To approve the minutes from March 10, 2026.

**CARRIED**

3. **BUSINESS ARISING**

a. **Attic Remediation**

Remediation of attics is in progress.

b. **CRT Claim**

(Ongoing) 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**

Council reviewed quotes for Depreciation and Electrical Planning Reports.

It was

**MOVED/SECONDED**

To approve a quote from EMC Protocol in the amount of \$13,400.00 plus tax for a Depreciation Report and Electrical Planning Report.

**CARRIED**

**WWW.PACIFICQUORUM.COM**

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

□ **SURREY**  
201-13734 104 Avenue  
Surrey, BC V3T 1W5  
604-635-0260  
[surrey@pacificquorum.com](mailto:surrey@pacificquorum.com)

□ **ABBOTSFORD**  
2670 Minter Street  
Abbotsford, BC V2T 3K2  
604-854-1734  
[abbotsford@pacificquorum.com](mailto:abbotsford@pacificquorum.com)

□ **WHISTLER**  
103-1055 Millar Creek Road  
Whistler, BC V8E 0K7  
604-905-0138  
[whistler@pacificquorum.com](mailto:whistler@pacificquorum.com)

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

- d. **Electrical Room Upgrades**  
Council determined the electrical room upgrades will be on hold until the electrical planning report is complete.
- e. **Grub Treatment**  
Council discussed and approved. the application of grub treatment to lawns that have been damaged by grubs.

4. **FINANCE & MANAGEMENT**

- a. **Financial Statements – March 2026**  
Council will review the statements for March 2026 at the next meeting.

It was

**MOVED/SECONDED**

To approve the financial statements for March 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: Woodpecker**  
Correspondence was received from an Owner stating there was a woodpecker on their roof. Council noted woodpeckers are a protected species and the Owner will have to wait until the woodpecker leaves.
- b. **Re: Fence Repairs**  
Correspondence was received from several Owners requesting their fence be repaired. Quality Gardens was dispatched to perform the repairs.
- c. **Re: Retaining Wall Repairs**  
Correspondence was received from an Owner stating the retaining wall beside their house fell over. Quality Gardens was dispatched to perform the repair.
- d. **Re: Heat Pump Installation Request**  
Correspondence was received from two Owners requesting permission to install a heat pump. Council will confer with High Tech Electrical regarding the electrical capacity of the Stratas power supply before considering approval.
- e. **Re: Privacy Screen Request**  
Correspondence was received from a resident to install a privacy screen in their backyard. Council determined the privacy screen is permitted if it is not attached to the fence.
- f. **Re: Bird Spikes**  
Correspondence was received from a resident requesting permission to bird spikes on their roof to deter children from playing on the roof. Council declined the request.
- g. **Re: Carport Divider**  
Correspondence was received from an Owner requesting permission to install a divider between their and their neighbors carports. Council approved the request.
- h. **Re: Missed Hearing and Fines**  
Correspondence was received from a resident stating they were not informed by co-op management about their hearing that was scheduled and requested Council amend the minutes. Further they requested fines assessed to their Unit be rescinded. Council noted the minutes reflect that the resident did not show

up which is factual and will remain. Council further noted the fines will not be rescinded until the Bylaw being contravened is complied with.

i. **Re: Parking on Grass**

Correspondence was received from an Owner stating a neighboring Unit was observed parking on the grass.

It was

**MOVED/SECONDED**

To send a Bylaw contravention letter and advise the Owner that parking on the grass is not permitted.

**CARRIED**

j. **Re: Overflowing Gutter**

Correspondence was received from an Owner stating their gutters were overflowing. Quality Gardens was dispatched to clear the gutters.

k. **Re: Artificial Turf**

Correspondence was received from a resident requesting permission to install artificial turf in their backyard. Council determined the request is approved on the condition an Assumption of Responsibility is signed.

6. **NEW BUSINESS**

a. **Bylaw Contraventions**

Several Units were observed with Holiday lights still installed as well as unauthorized items being stored in the carport.

It was

**MOVED/SECONDED**

To send Bylaw contravention letters and request the items be removed.

**CARRIED**

b. **Vegetable Gardens, Clothes Lines, Privacy Screens**

Residents are reminded that vegetable gardens as well as clotheslines and privacy screens attached to fences are not permitted.

7. **TERMINATED**

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

**THE NEXT COUNCIL MEETING SCHEDULED IS:**  
**On Tuesday, May 11, 2026, at 5:30 p.m. at the Activity Centre**

**ONLINE ACCESS TO YOUR STRATA CORPORATION - PQ ONLINE:**

- Go to: [www.pacificquorum.com](http://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](mailto: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](http://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](mailto:drichardson@pacificquorum.com)

Website: [www.pacificquorum.com](http://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

**सबुती माहवारी** विषय बरवे विने वेले दिग दा सुल्लेवा बरवाचें

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*