



CLEARBROOK VILLAGE STRATA PLAN NW 1689

STRATA COUNCIL MINUTES
TUESDAY, MAY 12, 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 – APRIL 14, 2026.**

It was
MOVED/SECONDED
To approve the minutes from April 14, 2026.
CARRIED

3. **BUSINESS ARISING**

a. **Attic Remediation**

Remediation of attics is in progress.

b. **CRT Claim (On Going)**

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 (Ongoing)**

The Depreciation and Electrical Planning Reports are in progress.

WWW.PACIFICQUORUM.COM

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1777 West 75 Avenue
Vancouver, BC V6P 6P2
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□ **SURREY**
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Surrey, BC V3T 1W5
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□ **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

4. **FINANCE & MANAGEMENT**

a. **Financial Statements – April 2026**

Council reviewed the Financial Statement for April 2026.

It was

MOVED/SECONDED

To approve the April 2026 Financial Statement.

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: Fence Repairs**

Correspondence was received from several Owners stating they have fence repairs needed. Quality Gardens was dispatched to perform the repairs.

b. **Re: Attic Repairs**

Correspondence was received from three Strata Lot stating they have attic repairs needed. Due to the increase in temperatures, attic repairs will resume in the fall/winter.

c. **Re: Barking Dog, Handicap Parking Space, Smoking**

Correspondence was received from a resident stating there is a dog in a neighboring Strata Lot that is barking and causing a disturbance. They also stated the resident in the Unit is smoking in their door way. Lastly they noted the ramp of the disabled stall by the activity center is obstructed when vehicles park in the stall. Council stated a Bylaw contravention letter will be sent regarding the barking dog and smoking and quotes will be obtained for moving the location of the disabled parking stall ramps.

6. **NEW BUSINESS**

a. **Bylaw Contraventions**

Council reviewed several Units which has been observed to be in contravention of the Bylaws.

It was

MOVED/SECONDED

To send a Bylaw contravention letter and request the Owners comply with the Bylaws.

CARRIED

7. **TERMINATED**

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

**THE NEXT COUNCIL MEETING SCHEDULED IS:
On Tuesday, June 9, 2026, 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

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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*