# CLEARBROOK VILLAGE
# STRATA PLAN NW 1689

## STRATA COUNCIL MINUTES
## TUESDAY, JUNE 9, 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**
**Mandeep Singh, Member of Council**

**MANAGEMENT PRESENT:** **Dan Richardson, Strata Manager**
**Pacific Quorum Properties Inc**
**drichardson@pacificquorum.com / Direct line: 604-743-0284**

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**1. CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

**2. ADOPTION OF PREVIOUS MINUTES – MAY 12, 2026.**

It was
**MOVED/SECONDED**
To approve the minutes from May 12, 2026.
***CARRIED***

**3. BUSINESS ARISING**

**a. Attic Remediation**
Remediation of attics is nearing completion.

**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.

## 4. FINANCE & MANAGEMENT

**a. Financial Statements – April 2026**

**b. Accounts Receivable**
Council reviewed all accounts in arrears.

## 5. CORRESPONDENCE
Correspondence was received and reviewed by the Strata Council as follows:

**a. Re: Hole in Soffiting/Birds Nesting**
Correspondence was received from an Owner stating there is a hole in their soffiting and birds are nesting. The wildlife specialist was called out to remove the birds and seal up the hole.

**b. Re: Fence Repairs**
Correspondence was received from several Owners regarding fence repairs required at their Strata Lot. Quality Gardens was dispatched to perform the repairs.

**c. Re: Tree Pruning**
Correspondence was received from an Owner requesting a tree in their yard be pruned. Council reviewed a quote from Diamond Tree Cutting in the amount of $1,400.00. A second quote was requested for comparison.

**d. Re: Bush Pruning**
Correspondence was received from an Owner requesting a bush be pruned that is growing in front of their window. Quality Gardens was dispatched.

**e. Re: Gutter Cleaning**
Correspondence was received from several Owners stating their gutters were plugged and needed to be cleaned. Quality Gardens was dispatched.

**f. Re: Missing Soffit**
Correspondence was received from an Owner stating there was a piece of soffit missing from their roof. Quality Gardens was dispatched.

**g. Re: Carport Post Replacement**
Correspondence was received from an Owner requesting their carport post be replaced as it is unstable. Quality Gardens was dispatched.

**h. Re: Parking Space**
Correspondence was received from an Owner requesting permission to have a parking space dedicated to their Strata Lot as they come home from work late at night and can never find a parking spot for their second vehicle. Council noted parking spaces are not able to be assigned to Units however there are parking spaces available for rent at the Trethewey entrance.

## 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 Bylaw contravention letters 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 6:00 p.m.

**THE NEXT COUNCIL MEETING SCHEDULED IS:**
***On Tuesday, July 14, 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*
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*Email: drichardson@pacificquorum.com*
*Website: www.pacificquorum.com*

***24-Hour Maintenance Emergency #: 778-241-7787***

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| IMPORTANT INFORMATION Please have this translated | 重要資料 請找人爲你翻譯 |
| RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire | 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。 |
| INFORMACIÓN IMPORTANTE Busque alguien que le traduzca | 알려드립니다 이것을 번역해 주십시오 |
| CHỈ DẪN QUAN TRỌNG *Xin nhờ người dịch hộ* | ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ 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*