CAPILANO RIDGE - TOWNHOUSE
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
TUESDAY, MARCH 25, 2025, AT 7:00PM
IN THE APARTMENT BUILDING LOBBY
3125 CAPILANO CRESCENT, NORTH VANCOUVER

COUNCIL PRESENT:	**Christopher Ware** **Simon James** **William Paine**
COUNCIL REGRETS:	**Philip Haddad** **Philip Mattes**
MANAGEMENT PRESENT:	**Tasha Perry, Strata Manager** **Pacific Quorum Properties Inc.** **tperry@pacificquorum.com**

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1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. ADOPTION OF AGENDA

It was
MOVED/SECONDED
To adopt the agenda with the addition of guttering to New Business
CARRIED

3. ADOPTION OF PREVIOUS MINUTES – DECEMBER 3, 2024

It was
MOVED/SECONDED
To adopt the minutes of December 3, 2024, Council meeting as presented.
CARRIED

4. FINANCE

a. Financial Statements – January 2024

Council reviewed the statements for January 2024.

It was
MOVED/SECONDED
To approve the financial statements for January 2024 as presented
CARRIED

b. Budget allocations
Council noted they would like to see the budget shown differently on the financial statements. Annual amounts vs monthly. As some items are a one time expense in the year. (Eg: Power washing, dryer vent cleaning) and others are monthly (waste removal, janitorial) Strata Manager to inquire with accounting to see if this is possible.

5. BUSINESS ARISING

a. Deck Railings/Caulking
Four units have been completed. Council would like to continue this work and will be proposing a CRF withdrawal at the AGM for a maximum expenditure of $10,000 for approval of the Ownership,

b. Savvy Solutions Projects-Update
Painting of the dividers behind the back of 3153 to 3127 has been completed
Garage Door prep and painting has been completed on unit 3129
Replacement of rotting stair and tread on 3127 has been completed.

Work on the stairs of 3129 & 3131 will be scheduled in April.

c. Power Washing
Power washing has been scheduled for May 20-23. All Owners are reminded to please clear decks to allow for proper cleaning.

d. Furnace Replacement – bulk
Council member Bill is working with Pro Gas to obtain bulk pricing for Owners who may require updates to their furnace. The more owners that participate, the greater the discount. Please reach out to Bill for details.

e. Dryer Vent Cleaning
Dryver vent cleaning was completed on March 7, 2025

f. Fire Inspection
Fire Inspection was completed January 27, 2025.

6. CORRESPONDENCE

a. 3153 – Sagging Soffits
Owner reported soffits that require adjustment. Council will add this to Savvy Solution work list. Council will ask that Savvy Solutions to walk the property and check for other soffits that might also need attention and complete the work at the same time.

7. NEW BUSINESS

a. Driveway Maintenance
Council noted driveway maintenance is needed. Strata Manager to connect a council member with Canyon Rock Masonry for a site review in order to obtain a to quote.

b. Guttering
Gutters are required next to the mailboxes to divert the runoff. Council member Chris has volunteered to complete this task.

c. AGM planning

In addition to the resolution for the deck railing and calking, Council will include a resolution for the depreciation report to be funded from the CRF.

8. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 7:22 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
Tuesday June 24th, 2025 at 7:00pm – Registration to start at 6:45pm

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Submitted by:
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알려드립니다 이것을 번역해 주십시오
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