CAPILANO RIDGE (APT)
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
WEDNESDAY, FEBRUARY 21, 2024, AT 4:45PM
3125 CAPILANO CRESCENT, NORTH VANCOUVER

COUNCIL PRESENT:	**Glyndwr Wide** **Joanne Egerton** **Lauren Fraser** **Sharon Drudian**
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 4:43 p.m.

2. ADOPTION OF AGENDA

It was
MOVED/SECONDED
To adopt the Agenda as presented.
CARRIED

3. ADOPTION OF PREVIOUS MINUTES – November 22, 2023

It was
MOVED/SECONDED
To adopt the minutes of the November 22, 2023 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. Accounts receivable

Council requested the Strata Manager issue letters to all owners in arrears and if they fail to pay, to apply fines.

c. Hydro Costs

Council noted that the apartment section gets one hydro bill for the entire complex and a portion of the costs need to be allocated to the Joint and Town House Sections. The split should be 88% Apartment and 6% to both the joint and Town House Section. Property accountant to make these adjustments.

5. BUSINESS ARISING

a. Fire Inspection
Annual fire inspection has been completed, with 100% access to units. Council authorized the correction of minor deficiencies while the contractor was on site to avoid additional call out charges.

b. Hot Water Boiler
Warranties are pending, Council will continue to follow up until they are received.

c. Heating Boiler Replacement Update and Rebates
Council has inquired about possible rebates on the boiler. Strata Manager has followed up with Fortis and the contractors to get more details, but the result thus far indicates that the Strata is not eligible for a rebate on a boiler installation. The Fortis website only confirms strata's are eligible for a rebate with respect to fireplace updates. Further information has been requested.

6. NEW BUSINESS

a. Lobby Holiday Decoration
Council extends a special thank you to all of the owners that contributed to the decorations in the lobby. Council also appreciates the cooperation of Owners removing holiday decorations in accordance with the bylaws.

b. Insurance Claim DNV Garbage Room Door Damage
Council discussed the damage to the garbage room doors from the contractor bringing the bins in and out. Council has reached out to the District of North Vancouver (DNV) and been advised the Council may go through the DNV insurance claim process if they wish to attempt recovery of cost repairs. Council to consider this, no action item for the time being.

c. Invoices -Garage Door Depot
Council discussed an outstanding Invoice from Garage Door Depot. The invoice has been reduced, but Council would like it reduced further. The contract is rather old and on automatic renewal. The contractor advised a new contract would be a higher rate. Council would still wants a further reduction on the invoice

d. Power Washing/ Soffit Cleaning/ Dates/ Accrual
Council has scheduled power washing for May 27th -30th and window washing on June 10-12. Dates may change as the work is weather dependent.

e. Fob programming/ fob disabling/ New cost
Council recently purchased additional garage fobs for the building. If owners wish to purchase the cost is now $80.00 per fob.

f. Roof vent cleaning questions/ unit work
Work in progress by Council.

g. Hydro flushing quote
Council to set up a site meeting with Maas Mechanical on March 1st in order to obtain a quote for hydro flushing.

i. To add from Fire and safety officer

ii. All fire exit lighting on all floors in order.
iii. All fire extinguishers.
iv. 3rd floor (3) fully charged.
v. 2nd (3) fully charged.
vi. Main floor (3) fully charged.
vii. Underground (4) fully charged.
viii. Fire Panels (2) read ´System Normal.'

ix. All interior and exterior lighting is working.
x. The 2021 Fire Safety Plan was updated.

h. Boiler permit Technically safety BC. - Florin Moldova
Council noted they are expecting the boiler permit from technical safety and would like a copy once it is received. Strata Manager to provide once received, and keep on file in the strata's records.

7. CORRESPONDENCE
Nil

8. TERMINATION

There being no further business to discuss at this time, the meeting was terminated at 5:47 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
AGM Scheduled for June 25th, registration for 4:45pm, start at 5:00pm

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- Once you have logged into ***PQ ONLINE*** for the first time, **go to "MY INFO"**

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Submitted by:
PACIFIC QUORUM PROPERTIES INC.
Tasha Perry, Strata Manager
PO Box 1519, 101A – 38142 Cleveland Avenue
Squamish, BC V8B 0A4
Tel: 778-770-0380 / Fax: 778-655-1927
Email: tperry@pacificquorum.com
Website: www.pacificquorum.com

24-Hour Maintenance Emergency 778-770-0380

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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*	महत्वपूर्ण जानकारी किसी अच्छे मित्र से हिंदी में अनुवाद करवाएँ

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