CAPILANO RIDGE (TOWNHOUSE)
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
WEDNESDAY, FEBRUARY 21, 2024, AT 7:00 PM
3125 CAPILANO CRESCENT, NORTH VANCOUVER

COUNCIL PRESENT:	**Simon James** **Philip Haddad** **Chris Ware** **Philip Mattes** **Willaim Paine**
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 7:00 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. 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. Lattice Dividers between Townhouses
Work has been completed and an invoice is pending from the contractor.

b. Garage Shed Bolt
Bolt has been repaired.

c. Dryer Duct Cleaning
Interior duct cleaning was completed on January 29th. Due to issues with the boom rental, the contractor will be returning on February 23rd to complete the exterior.

d. Fire Inspection
Annual fire inspection has been completed.

6. CORRESPONDENCE
Nil

7. NEW BUSINESS

a. Power Washing
Council would like to obtain a quote for the driveways, decks and patios from Axiom and will book along side the apartment and joint sections to receive better pricing from the contractor. Strata Manager to follow up for the quote.

b. Window Washing
Council will look to book this in early June, after the power washing has been completed.

c. Savvy Solutions- Projects
Council discussed items they would like Savvy Solutions to take on including the following:

- Deck Railings/Caulking
- Review and repair of wooden door steps

d. Sprinkler Line
One town house owner discovered a slow leak on the sprinkler line. Strata Manager dispatched the fire prevention contractor to correct immediately. Should any other Owners notice this, please flag the issue to PQ or a Council member ASAP.

e. Garage door sensors
Council noted a unit had issues with the garage door opening on its own. After review and discussion, it was suggested that Owners should keep all the sensors in the garage clear of equipment or storage items to prevent this.

8. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 7:33 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
AGM Scheduled for June 25th, registration for 6:45pm, start at 7:00pm

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Submitted by:
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24-Hour Maintenance Emergency 778-770-0380

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INFORMACIÓN IMPORTANTE Busque alguien que le traduzca
CHỈ DẪN QUAN TRỌNG ***Xin nhờ người dịch hộ***

重要資料 請找人爲你翻譯
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
ਜਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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