CAPILANO RIDGE (JOINT)
STRATA PLAN BCS 130
ANNUAL GENERAL MEETING MINUTES
TUESDAY, JUNE 24, 2025, AT 6:00PM
IN THE CAR WASH BAY-RESIDENTIAL PARKADE
3125 CAPILANO RIDGE, NORTH VANCOUVER, BC

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 6:00 p.m.

   a. **Quorum Report**
   The Strata Manager noted that of the 50 units, there were 50 units eligible to vote. As there were 16 Owners present in person and 21 Owners represented by proxy, a total of 37 strata lots were represented, therefore a quorum was established, and the meeting was deemed legal to proceed as mandated in the *Strata Property Act.*

   b. **Certify Proxies**
   The Strata Manager certified the proxies received.

   c. **Proof of Notice**
   The Strata Manager confirmed that the Annual General Meeting Notice was mailed to all Owners on June 4, 2025, thereby meeting the requirements of the *Strata Property Act.*

   d. **Appoint Chair**
   There being no objections from the Ownership, it was agreed that the council president would chair the meeting and the Strata Manager would facilitate the meeting.

2. **APPROVAL OF THE AGENDA**
It was:
MOVED/SECONDED *(SL42/SL48)*
To approve the agenda, as presented.
CARRIED
37 IN FAVOUR

3. **ADOPTION OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES OF JUNE 25, 2024**
There being no errors or omissions,

It was:
MOVED/SECONDED *(SL29/SL47)*

To adopt the Minutes of the Annual General Meeting (AGM) held on June 25, 2024, as circulated.
CARRIED
37 IN FAVOUR

4. COUNCIL REPORT

As attached at the end of these minutes.

5. REPORT ON INSURANCE COVERAGE

The Strata Manager reviewed the Strata Corporation's current insurance coverage with the Owners. It was noted that the policy is held with HUB International/Coastal.

It was also noted that the Strata Corporation's earthquake damage deductible was 10% of $32,144,000.00 being the appraised value of the property. All of the Owners would share in the payment of this deductible, based on unit entitlement . Through your condominium insurance policy, additional coverage may be obtained to cover your portion of the 10% earthquake damage deductible, referred to as *"Special Assessment Insurance".*

Additional deductible insurance coverage may also be obtained through your condominium insurance policy. An example being, your dishwasher leaks and causes water damage at a total cost of $35,000.00. The Strata Corporation's insurance policy has a $25,000.00 water damage deductible that you are responsible for paying.

By obtaining additional coverage through your condominium insurance, you would pay the deductible on your condominium insurance policy (potentially $500.00), and your insurer in turn would pay the Strata Corporation's deductible of $25,000.00.

All Owners are urged to obtain both of the extended insurance coverage through their condominium insurer.

The Strata Manager advised that the Strata Corporation's insurance does not cover betterments in a unit, such as upgrades to tile from carpet or other original "*equipment and finishes*." Betterment coverage may be obtained through your condominium insurance. The Strata Corporation's insurance will only provide coverage up to the replacement value for the original fixtures installed in each unit.

All Owners were provided with a copy of the insurance cover note in their Notice of this Meeting and are encouraged to take it to their own insurance company to ensure they are carrying adequate private coverage.

INSURANCE NOTICE

DEDUCTIBLE CHARGE-BACK:

Please note that, subject to your bylaws, Owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an Owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

The current water escape deductible is $25,000.00.

(Please refer to the insurance cover note to review additional important deductible information).

OWNER IMPROVEMENTS / BETTERMENTS:

Please note that any in-unit upgrades and/or betterments completed by the current or any prior Owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

6. PROPOSED 2025/2026 OPERATING BUDGET

BE IT RESOLVED THAT the Owners, Strata Plan BCS 130 approve the proposed Operating Budget for the 2025/2026 fiscal year commencing May 1, 2025, and completing April 30, 2026, with a 7.1% increase in strata fees.

Following discussions,
It was:
MOVED/SECONDED (*SL42/SL40)*
To approve the proposed 2025/2026 Operating Budget, as presented.
CARRIED
37 IN FAVOUR
0 OPPOSED
0ABSTAINED

NOTE: STRATA FEE PAYMENTS

Please note, with the passing of this budget, there is a 7.1 % increase in your strata fees for this fiscal year 2025/2026, retroactive to May 1, 2025.

Owners paying by pre-authorized withdrawal: Those Owners currently paying strata fees by way of pre-authorized withdrawal will have their fees automatically adjusted August 1, 2025, along with the retroactive shortfall payment to cover the increase portion for the period of May, June and July 2025.

Owners paying by cheque: Please submit your monthly cheque in the new amount and include the retroactive payment portion for the period of May, June and July 2025.
Strata fees must be made payable to your strata plan, "BCS 130", and submitted via mail or in person to the Pacific Quorum office.

If you require any information regarding your account, please contact your Property Administrator, Kerry Cole at kcole@pacificquorum.com

7. RESOLUTION #2 – 3/4 VOTE – APPROVAL OF UP TO $5,000.00 EXPENDITURE FROM THE CRF FOR FIRE AND SAFETY PANEL AND EQUIPMENT UPGRADES

WHEREAS:
Council has been advised from Ace fire and Prevention that the aging fire panel and equipment will need to be replaced when required. These funds will be added to the approved funds from the previous AGM held on June 25th, 2024

BE IT RESOLVED:
That the Owners, Strata Plan BCS 130 – Capilano Ridge (Joint Section), approve by a 3/4 vote to expense up to **$5,000.00 (Five Thousand Dollars)** from the Contingency Reserve Fund in accordance with Section 96 of the *Strata Property Act*, to upgrade fire and safety panel and equipment.

All unused funds will be returned to the Contingency Reserve Fund as per the *Strata Property Act.*

Following discussions,
It was:
MOVED/SECONDED *(SL14/SL45)*
To approve resolution #2, as presented.
CARRIED
37 IN FAVOUR
0 OPPOSED
0ABSTAINED

8. RESOLUTION #3 – MAJORITY VOTE – APPROVE A MAXIMUM EXPENDITURE OF $8,000.00 FROM THE CRF FOR A DEPRECIATION REPORT

WHEREAS:
The Owners, Strata Plan BCS 130 – Capilano Ridge (Joint Section) wish to obtain a Depreciation Report Update, as required under Section 94 of the *Strata Property Act*.

BE IT RESOLVED:
That the Owners, Strata Plan BCS 130 – Capilano Ridge (Joint Section), approve by majority vote a maximum expenditure of **Eight Thousand Dollars ($8,000.00)** for the purpose of funding a Depreciation Report Update with such expenditure to be charged against the Contingency Reserve Fund (CRF).

Following discussions,
It was:
MOVED/SECONDED *(SL45/SL14)*
To approve resolution #3, as presented.
CARRIED
37 IN FAVOUR
0 OPPOSED
0ABSTAINED

9. NEW BUSINESS
Council noted that a Town House Owner has made an alteration request that would require the Ownership to approve by way of a ¾ vote. Council and Strata Manager to review the options and reply to the Owner.

Owners discussed signage for the property as there are dog walkers that trespass on the property. Council will review additional signage for the complex at the next Council meeting. It was noted to the Ownership that any suspicious people or trespassers should be reported t

o the RCMP directly.

One Owner noted additional tree work they would like to suggest. Council reminded the Owner there is a review by the arborists approximately every 14-16 months and the Council follows the recommendations outlined in the arborist reports once the review has been completed.

10. ELECTION OF THE 2025/2026 STRATA COUNCIL

The Strata Manager expressed appreciation to the Council Members for their time and effort on behalf of Capilano Ridge - Joint. As required by the *Strata Property Act,* the current Council Members must resign; however, they are eligible for re-election. As the current Council`s term of office expired at this meeting, the floor was opened for nominations for the 2025/2026 Strata Council, with the following Owners accepting nominations or volunteered:

Christopher Ware
Glyndwr Wide
Joanne Egerton
Lauren Fraser
Nadine Bird
Philip Haddad
Simon James

It was:
MOVED/SECONDED
To close nominations, and to elect those nominated.
CARRIED
37 IN FAVOUR

11. TERMINATION OF THE MEETING

There being no further business to discuss, the meeting was terminated at 6:50 p.m.

NEXT COUNCIL MEETING: SEPTEMBER 23RD, 5:30PM- APARTMENT LOBBY

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

Submitted by:

Tasha Perry, Strata Manager
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24 Hour Maintenance Emergency #: (778) 770-0380

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

Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*

PACIFIC QUORUM Properties Inc.

BCS 130 - CAPILANO RIDGE JOINT
APPROVED OPERATING BUDGET
FOR THE PERIOD: MAY 01, 2025 TO APRIL 30, 2026

		PREVIOUS BUDGET 2024-2025	ACTUAL AS OF APR 2025	APPROVED BUDGET 2025-2026
REVENUE				
300000	Strata Fees	$176,583.60	$176,584.00	$190,232.00
390000	Prior Year Allocation	$9,192.00	$9,192.00	$16,128.00
300600	Bank Interest		$1,254.00	
	TOTAL REVENUE	**$185,775.60**	**$187,030.00**	**$206,360.00**
EXPENSES				
400000	Administration	$1,200.00	$1,529.00	$1,600.00
400100	Audit & Accounting			
400200	Bank Charges	$350.00	$0.00	
400800	Insurance	$88,496.00	$88,497.00	$86,570.00
401000	Legal & Professional Fees	$2,500.00	$0.00	$8,000.00
401400	Management Fees	$21,000.00	$20,831.00	$21,840.00
402300	Tax Return	$600.00	$420.00	$500.00
	TOTAL ADMINISTRATION EXPENSES	**$114,146.00**	**$111,277.00**	**$118,510.00**
450000	Electricity	$2,500.00	$1,108.00	$2,000.00
	TOTAL UTILITIES	**$2,500.00**	**$1,108.00**	**$2,000.00**
473100	Fire Protection	$2,050.00	$1,312.00	$950.00
473200	Fire Safety Systems		$425.00	$7,900.00
473900	Gutters & Drains	$1,000.00		$1,000.00
474600	Internet & Website	$450.00	$269.00	$350.00
474800	Irrigation	$3,500.00	$441.00	$2,000.00
475100	Landscaping	$29,000.00	$30,604.00	$31,000.00
475300	Landscaping Improvements	$2,600.00	$3,953.00	$4,000.00
476300	Monitoring	$500.00	$394.00	$500.00
477300	Power Washing	$1,350.00	$1,198.00	$1,350.00
480500	Repairs & Maintenance	$4,000.00	$538.00	$10,000.00
481200	Snow Removal	$4,000.00	$3,004.00	$4,500.00
482001	Sundries	$300.00		$300.00
482100	supplies- Building			$0.00
482300	Tree Maintenance	$4,000.00		$4,000.00
	TOTAL BUILDING MAINTENANCE	**$52,750.00**	**$42,138.00**	**$67,850.00**
499000	**CRF Contribution**	**$16,379.60**	**$16,380.00**	**$18,000.00**
	TOTAL EXPENSES	**$185,775.60**	**$170,903.00**	**$206,360.00**
	NET SURPLUS (DEFICIT)	**$0.00**	**$16,127.00**	**$0.00**

THIS BUDGET CONTAINS A STRATA FEE INCREASE OF: ***7.17%***

PACIFIC QUORUM Properties Inc.

BCS 130 - CAPILANO RIDGE JOINT

APPROVED MONTHLY STRATA FEE SCHEDULE

PERIOD COVERING MAY 01, 2025 THROUGH APRIL 30, 2026

7.17% INCREASE OVER PRIOR YEAR

BUILDING	UNIT NUMBER	STRATA LOT	UNIT ENTITLEMENT	% OF TOTAL UNIT	PRIOR YEAR 2024/2025 STRATA FEES	APPROVED MONTHLY OPERATING CONTRIBUTION	APPROVED MONTHLY CONTINGENCY CONTRIBUTION	APPROVED TOTAL MONTHLY STRATA FEES	ONE TIME ADJUSTMENT DUE AUGUST 1 2025
					$176,583.60	$172,232.00	$18,000.00	$190,232.00	
APT	101	20	109	1.55%	$227.38	$221.78	$23.18	$244.96	$52.72
APT	102	21	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	103	22	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	104	23	107	1.52%	$223.21	$217.71	$22.75	$240.46	$51.76
APT	105	24	107	1.52%	$223.21	$217.71	$22.75	$240.46	$51.76
APT	106	25	107	1.52%	$223.21	$217.71	$22.75	$240.46	$51.76
APT	107	26	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	108	27	107	1.52%	$223.21	$217.71	$22.75	$240.46	$51.76
APT	109	28	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	110	29	121	1.72%	$252.42	$246.20	$25.73	$271.93	$58.53
APT	111	30	119	1.69%	$248.25	$242.13	$25.30	$267.43	$57.56
APT	201	31	109	1.55%	$227.38	$221.78	$23.18	$244.96	$52.72
APT	202	32	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	203	33	126	1.79%	$262.85	$256.37	$26.79	$283.16	$60.95
APT	204	34	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	205	35	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	206	36	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	207	37	126	1.79%	$262.85	$256.37	$26.79	$283.16	$60.95
APT	208	38	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	209	39	126	1.79%	$262.85	$256.37	$26.79	$283.16	$60.95
APT	210	40	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	211	41	119	1.69%	$248.25	$242.13	$25.30	$267.43	$57.56
APT	301	42	109	1.55%	$227.38	$221.78	$23.18	$244.96	$52.72
APT	302	43	107	1.52%	$223.21	$217.71	$22.75	$240.46	$51.76
APT	303	44	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	304	45	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	305	46	126	1.79%	$262.85	$256.37	$26.79	$283.16	$60.95
APT	306	47	108	1.53%	$225.30	$219.75	$22.97	$242.71	$52.24
APT	307	48	126	1.79%	$262.85	$256.37	$26.79	$283.16	$60.95
APT	308	49	125	1.77%	$260.76	$254.34	$26.58	$280.92	$60.46
APT	309	50	119	1.69%	$248.25	$242.13	$25.30	$267.43	$57.56
TH	3115	1	206	2.92%	$429.74	$419.15	$43.80	$462.95	$99.64
TH	3117	2	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3119	3	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3121	4	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3123	5	127	1.80%	$264.93	$258.40	$27.01	$285.41	$61.43
TH	3127	6	222	3.15%	$463.11	$451.70	$47.21	$498.91	$107.38
TH	3129	7	233	3.30%	$486.06	$474.08	$49.55	$523.63	$112.70
TH	3131	8	233	3.30%	$486.06	$474.08	$49.55	$523.63	$112.70
TH	3133	9	232	3.29%	$483.97	$472.05	$49.33	$521.38	$112.22
TH	3135	10	139	1.97%	$289.97	$282.82	$29.56	$312.38	$67.24
TH	3137	11	141	2.00%	$294.14	$286.89	$29.98	$316.87	$68.20
TH	3139	12	222	3.15%	$463.11	$451.70	$47.21	$498.91	$107.38
TH	3141	13	295	4.18%	$615.40	$600.23	$62.73	$662.96	$142.69
TH	3143	14	296	4.20%	$617.48	$602.27	$62.94	$665.21	$143.18
TH	3145	15	127	1.80%	$264.93	$258.40	$27.01	$285.41	$61.43
TH	3147	16	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3149	17	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3151	18	129	1.83%	$269.11	$262.47	$27.43	$289.91	$62.40
TH	3153	19	206	2.92%	$429.74	$419.15	$43.80	$462.95	$99.64
		TOTAL:	**7054**	**100.00%**	**$14,715.30**	**$14,352.67**	**$1,500.00**	**$15,852.67**	
					$176,583.60	**$172,232.00**	**$18,000.00**	**$190,232.00**	

Council Report - Joint BSC 130 2024–2025

Welcome to the Annual General meeting for the Joint Section of Capilano Ridge. The Joint Section Council continues to be proactive with regard to the maintenance and improvement of Capilano Ridge by following the Depreciation Report recommendations and guidance from the Managing Agents.
It is recommended that all Owners review the RDH Depreciation Report completed in 2018.

May 1, 2024 – April 30, 2025

- Timelines requested from Cedar Bark Landscaping re garden work after Spring meeting.
- AGM Planning meeting.
- DNV contacted re sign down on path to Capilano Road.
- Grass removed down to interlocking pavers as approved by Joint Council. The grass was not viable. Cedar Bark Landscaping did not provide the notice of start date as was requested so owners could be updated on time line. Grass way issues were noted AGM 2019, AGM 2023, Minutes, Sept 26 2023 7b, Minutes April 27 6a.
- Garden report attached.
- Flower pots planted. Spring trimming.
- Replace dead cedars. Added rhododendron north west side.
- Tree water bags on the new trees set up to be filled as needed by Cedar Bark due to dry conditioners. Drip hose was activated.
- Ap Council and Cedar Bark water flower pots.
- Email request sent to Cedar Bark for July garden committee walk about.
- Cedar Bark has worked to complete the tasks.
- The irrigation system was fully checked zone by zone (July 26, 2024). Small fixes were approved and completed.
- After rains there was a tree issue reported. DNV contacted. Resolved.
- Residents have reported a trespasser on the property. RCMP has advised to contact them and not to approach trespassers, to keep reporting each case. Send report number to PQ to record.
- Garden review with Cedar Bark and garden committee.

- Sept 25 2024 requested a quote for Electrical Planning Report (EPR) report (Due Dec 2026).
- 2 small dead trees removed/replaced.
- Quotes for Depreciation Reports requested.
- Quotes for EPR reports (due Dec 2026). Cove Power selected.
- Garden lights stopped working after power outage. Controls reset.
- Garden lights checked and tightened.
- Christmas lights up/and removed.
- Paladin on site for equipment check Dec, 18 2024.
- Garden light reset meeting (3 council members).
- Garden report re walkway attachment to Dec 2024 minutes. Attached below.
- Site visit notes Jan 30 2025 Burley Boys site visit.
  "Arborist Consultation.
  Site visit for Certified Arborist to assess health, condition and/or safety of trees on property & provide verbal findings/recommendations.
  The site was walked in a group to visually assess and discuss all significant trees throughout the property.
    - No trees were noted to be displaying any signs of decline or obvious defects.
    - No safety mitigation work is viewed as necessary at this time.
    - Some low level encroachment pruning is recommended at the SW corner, along the S boundary line and at the SE corner of the first unit at the upper entrance driveway for building and roadway clearance.
    - Some encroachment trimming to clear the lower driveway entrance for larger vehicles is recommended.
      The recommended maintenance pruning

can most likely be completed by the
garden/landscape maintenance
contractor."

- Next site review for tree health will be May 2026 as per our plan designed by arborist (BCS 130 site review and follow up every 18 months).

- Jan 27 2025 Ace Fire and Prevention inspection completed. Ace Fire and Prevention moved the 5-year fire hydrant breakdown until later in 2025.

- New contract with Eternal Springs (provider snow removal and salting roadway) starting winter 2024. New insurance requirements for provider.
  "Priority / Automatic - When temperatures are predicted to be freezing we automatically salt, and if
  there is snowfall between 2"–3" we automatically plow."

- Meeting with Cedar Bark Feb 19 2025 to review the work Burley Boys recommendations. Review quote for top soil. Review pathway plan.

- The work for pruning has been approved.

- The pathway work will continue in 2025 as laid out in the Garden Committee Report.

- Pruning completed and reviewed.

- Dog clean-up issues addressed. 9 residents attended an onsite meeting. Recap was provided.

- 5-year fire hydrants (2) 'break down' and annual testing complete (March 4 2025) by Ace Fire and Prevention.
  "Full schedule A service / maintenance
  And full 5-year tear down service of fire
  Hydrants."
  Report provided. Quotes requested.

- Graffiti on BC Hydro Box reported to DNV and BC Hydro March 16.

- BCS130 tax return for fiscal 2023/2024 and that the assessment was completed by CRA November 22, 2024 with a zero dollar tax due status posted by PQ.

- Bylaw complaints received by PQ. Reviewed. No bylaw fine issued.

- To Note:
  An on-site voice call with Ace Fire & Prevention (represented by Andy) to review the written quote for the fire equipment replacement project, which we began budgeting for in 2024 as per two AGM resolutions (JT and AP). During the meeting, we requested that Ace Fire Prevention (Andy) break down the costs into two separate quotes—one for the joint section and one for the apartment section—and resend them. We also sought a

personal opinion on the timing of the project. While no imminent issues were identified, we discussed the importance of proactive planning in case signs of deterioration appear in the existing equipment. We agreed to proceed with financial planning and reassess as needed. The RDH depreciation report was reviewed.

- There will be a correction of 6 (a) March 25 2025 SCM minutes at the next SCM. Corrected to Burley Boys to complete tree review every 14–16 months.

- Update on emergency vehicle access between the townhouse and the apartment section on the east side. The plan in place was documented in the SCM Dec 3 2024. We are deferring to Cedar Bark for timing. Moss will be similar to the indigenous moss and other areas of the complex.

- Paladin on site visit. Replaced battery. Phone line monitoring will no longer be supported Jan 1, 2026. Quotes received. Costs budgeted.

- 460 lineal feet pressure treated top plate replaced on perimeter fence west side including replacing rotten fence post in concrete.

- SCMs held as per PQ contract.

Attached Garden Report PDF.

Context/Background: Garden Report for Strata Council Meeting (SCM) - December 2024

Council Objective
The council's longstanding objective is to maintain and upgrade Capilano Ridge to the highest possible standard. We aim to achieve this by consulting qualified experts, evaluating their recommendations, and making informed plans based on their expertise, costs, and long term planning

History of Efforts
For over five plus years, council has explored options and solutions for a small grassy area in the complex. Meeting minutes documenting this are available, including:

- AGM Minutes (June 2019, June 2023)
- SCM Minutes (April 27, 2023, item 6a; September 26, 2023, item 7b)

Additionally, this is. An emergency vehicle entry/exit route exposing the turf stones)was recently reviewed and approved by the fire department when onsite

Current Context
Over the past decade, significant changes have impacted the viability of grass in this area:

- **Increased pet use**: A large rise in the complex's dog population, particularly female dogs, has caused visible wear, patches, and browning.
- **Water restrictions** and **climate change** have reduced grass sustainability.
- **Shift to native planting**: Council has been advised to move towards native flora where possible, which aligns with environmental priorities.

Previous efforts to restore the grass, including reseeding and fertilizing (led by George Furugori, previous gardener) were ultimately unsuccessful. Based on expert advice, council began a two-phase plan to increase the area's sustainability:

1. **Phase 1**: Removing the unviable grass to expose turf stones.
2. **Phase 2**: Introducing native mosses
3. **Phase 3:** Reassess with the garden committee and complex landscaping team.

4. We intended to begin work after presenting the full plan a at the AGM. As noted this work as been documented over the last 5 or more years. An early start led to a misalignment in timing as owners were not updated as to the start date as the garden team did not provide the actual start date that was requested

Next Steps

Moving forward, council will work with Cedar Bark and the garden team to test and assess viable moss options for long-term sustainability.

Historical Precedents of Deferring to Expert Guidance

Council has historically deferred to expert recommendations in similar matters, such as:

- Tree removal: Despite some owner objections, council followed expert advice regarding the removal of dying, non-viable trees.

The council remains committed to consulting experts and maintaining the best interests of Capilano Ridge. We appreciate the community's support in this transition toward a sustainable, native landscape.