CAPILANO RIDGE
STRATA PLAN BCS 130 (TH)
STRATA COUNCIL MINUTES
TUESDAY, SEPTEMBER 24, 2024, AT 6:45 PM
IN THE APARTMENT BUILDING LOBBY
3125 CAPILANO CRES., NORTH VANCOUVER, BC

COUNCIL PRESENT:	**Christopher Ware** **Philip Haddad** **Philip Mattes** **Simon James**
COUNCIL REGRETS:	**William 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 6:27 p.m.

2. COUNCIL POSITIONS

After discussions, council agreed on the following positions:

Simon James-President
Philip Mattes-Vice President
Christopher Ware- Treasurer
Philip Haddad
William Paine

3. ADOPTION OF AGENDA

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

4. ADOPTION OF PREVIOUS MINUTES – FEBRUARY 21, 2024

It was
MOVED/SECONDED
To adopt the minutes of the February 21, 2024, Council meeting as presented.
CARRIED

5. FINANCE

a. Financial Statements – August 2024
Council reviewed the statements for August 2024

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

b. Hydro Cost Sharing between sections
Council noted the cost sharing needs to be completed, quarterly transactions is acceptable. Strata Manager to have accounting complete this.

6. BUSINESS ARISING

a. Deck Railings/Caulking
Project is underway with four units completed. This work will continue based on contractor availability.

b. Window Washing
Window washing has been completed for the season.

c. Power Washing -Complete
Power washing has been completed for the season.

d. Jamie Projects
Council noted Bill will continue to work with Jaime to complete the projects on the list. Lattice dividers have been completed, work on the stairs is pending. Council would also like Jaime to review the wood surrounds in the window wells. Council will complete a site review with Jaime to review the task list and update.

7. CORRESPONDENCE

a. 3129-Power washing- exposed rot
Owner reported some rot on the stairs after the power washing. Council will include this on the project list for Jaime to review and repair.

b. 3129-Possible Gazebo Installation
Council received an email regarding a possible installation of a Gazebo. After a thorough review of the bylaws Council noted this is not an allowable item and did not approve the gazebo installation.

8. NEW BUSINESS

a. Gift Cards
Council discussed and approved the distribution of holiday gift cards for contractors.

b. Recycling Reminder
Council would like to remind the Ownership of proper recycling habits. Please follow the signage that outlines which items go in each bin. Any items that are refundable should be placed in the separate bin so the money goes to charity.

9. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 7:03 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
November 20th -6:45 PM- in the apartment lobby

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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: 778-770-0382 / 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
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
ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਚੰਗੇ ਤਿਰਜਮੇ ਦਾ ਇੰਤੱਜਾਮ ਕਰਵਾਓ

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