CAPILANO RIDGE (JOINT)
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
TUESDAY, SEPTEMBER 23, 2025, AT 5:30PM
IN THE APARTMENT BUILDING LOBBY AT 3125 CAPILANO CRES., NORTH VANCOUVER, BC

COUNCIL PRESENT:	**Christopher Ware**	**Lauren Fraser**
	Glyndwr Wide	**Simon James**
	Joanne Egerton	**Nadine Bird**
COUNCIL REGRETS:	**Philip Haddad**	
OWNER PRESENT:	**Josette De Luca**	
GUEST PRESENT:	**Warren Ferino- TCA Electric- Joined meeting 6:00-6:35p**	
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 5:34 p.m.

2. COUNCIL POSITIONS

After discussions, Council agreed to the following positions:

Glyndwr Wide- President
Simon James- Vice President
Lauren Fraser- Treasurer
Nadine Bird – Secretary (Lauren – Assistant)
Chris Ware - Member at Large
Joanne Egerton- Member at Large
Philip Haddad- Member at Large

3. ADOPTION OF AGENDA

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

4. ADOPTION OF PREVIOUS MINUTES – JULY 16, 2025

It was
MOVED/SECONDED
To adopt the minutes of July 16, 2025, Council meeting as presented.
CARRIED

5. FINANCE

a. Financial Statements – July 2025
Council reviewed the statements for July 2025.

It was
MOVED/SECONDED
To approve the financial statements for July 2025, as presented
CARRIED

6. GUEST SPEAKER TCA ELECTRIC

Warren Ferino addressed questions from Council and provided details on how the process works and what information is required from the Strata to complete the report.

7. BUSINESS ARISING

a. Depreciation report and EPR Cost Comparisons

i. RDH — confirm costs have not changed
Council will proceed with RDH for the Depreciation Report Update.

ii. EPR
Council will proceed with TCA electric to prepare the Electrical Planning Report (EPR)

b. Annual Fire and Safety and Maintenance

i. 5-Year Hydrant Maintenance
Required maintenance has been completed.

c. Fire Alarm System TELUS Phone Line re-cap
Council would like the Strata Manager to review the TELUS invoices and confirm the invoices are applied to the correct section.

8. NEW BUSINESS

a. Fall garden walkabout
Garden review will be completed in October.

b. Christmas gifts
Council discussed the gifts they will provide to the vendors for Christmas.

c. Painting lines visitor parking quote
Council will proceed to obtain a quote for painting visitor parking lines.

9. CORRESPONDENCE

a. 3115-Alteration Agreement
Council has not approved the heat pump alteration. This alteration involves changes to common property and requires careful review, as it cannot proceed without multiple steps that ultimately require approval or denial by the Ownership at a general meeting. Council will provide context at the next AGM, and related costs will be outlined briefly for discussion purposes only.

10. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 6:45 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
December 2nd 5:45pm- Apartment Lobby

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Submitted by:
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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
ਜਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਹ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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