CAPILANO RIDGE (JOINT)
STRATA PLAN BC 130
STRATA COUNCIL MINUTES
TUESDAY SEPTEMBER 26, 2023 AT 6:00PM
3125 CAPILANO CRESCENT,
APARTMENT BUILDING LOBBY

COUNCIL PRESENT:	**Joanne Egerton** **Glyndwr Wide** **Lauren Fraser** **Phillip Haddad** **Phillip Mattes** **Sharon Drudian** **Simon James**
OWNER PRESENT:	**Yoland Paine- Departed Meeting at 6:21pm**
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 6:01 p.m.

2. **ADOPTION OF AGENDA**

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

3. **COUNCIL POSITIONS**

After discussions, Council agreed on the following positions:

Glyndwr Wide – President
Simon James – Vice President
Sharon Drudian – Secretary
Lauren Fraser - Treasurer
Phillip Haddad – Council Member
Phillip Mattes – Council Member
Joanne Egerton – Council Member

4. ADOPTION OF PREVIOUS MINUTES – April 27, 2023

It was
MOVED/SECONDED
To adopt the minutes of the April 27, 2023, Council meeting as presented.
CARRIED

5. FINANCE

Financial Statements – July 2023
Council reviewed the statements for July 2023.

It was
MOVED/SECONDED
To approve the financial statements for July 2023 as presented.
CARRIED

6. BUSINESS ARISING

a. Fence Maintenance of South Fence Update/Tree Pushing Fence
Strata Manager issued a letter via email and paper mail to the neighboring strata to request assistance in addressing the tree issue; there was no response to either. Strata Manager followed up with the District of North Vancouver, but they were not able to help and advised that this is an issue between two Owners.

Strata Manager advised the next option would be for Capilano Ridge Council to file a CRT claim against VAS1265 to seek resolution. Council requested PQ attempt to obtain the name of the Strata Council president for VAS1265.

b. Tax Update
This is pending with the CRA.

7. NEW BUSINESS

a. Tree Maintenance
Burley Boys will be on Site on October 26 for tree maintenance.
The Gardening Committee noted they would work with the gardeners regarding replacements in due course.

b. Grass Pathway Options/Ideas
Council noted that there are several dead grass patches and discussed this with the landscapers. It was noted that when female dogs relieve themselves in that grassy area, it damages the grass. If possible, Council would appreciate pet owners finding other places to allow pets to relieve themselves.

c. DNV Tree/s Review
Council has reached out to the District of North Vancouver to report issues with the trees in the greenspace behind the strata property and are awaiting reply. Council noted that any Owner in the complex can report these issues. The more Owners that follow up with the District, the faster they may respond.

d. Drip Irrigation
Drip hoses were used and Cedar Bark will use them in the future as needed.

e. Salt/Salting & Snow Removal
Council noted they will continue with the same service provider as last year, who will be dispatched by the council as needed. Council will have salt bins supplied for both sections for residents to use as needed.

f. Fire and Safety Costs/Fire Panel Update
Council will have the Ace fire quote on a replacement/upgrade in advance in order to properly budget for future.

g. CRF Contributions Mandates for 2024/2025
Council discussed the changes that will come into effect as of November 2023 with respect to the Strata Property Act (SPA) requirements for contributions to the CRF. These will be addressed in the next fiscal budget. Council has already made adjustments to the yearly contributions to ensure compliance with the SPA regulations moving forward.

h. Joint Email Chains
Council discussed protocol for when to "reply all" or just to "reply one" council member. Council would like to be efficient with their email chains.

i. Capilano Ridge Website Update
Council advised there is a new contact person for the Capilano Ridge website and they are happy with the service. https://www.capilanoridge.ca/.

J. PQ Employee Update
Council was provided an update on the employee changes within PQ. Strata Manager will request an official notice from PQ management to Council members regarding staffing changes.

8. CORRESPONDENCE

3121 – Trees/decks- Council reviewed the Owner correspondence regarding pine needles on the decks and request to cut the surrounding trees back. Council noted that the issue will be flagged to Burley Boys for their recommendations regarding any possible trimming. However, it was noted that the trees are healthy at the time of this meeting.

9. TERMINATE/NEXT MEETING

There being no further business to discuss at this time, the meeting was terminated at 6:53 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
November 22nd, 6 pm, in the apartment lobby

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- 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"**

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

IMPORTANT INFORMATION Please have this translated	重要資料 請找人爲你翻譯
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 इसे हिंदी में अनुवाद

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