CAPLIANO RIDGE (JOINT)
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
TUESDAY, DECEMBER 2, 2025, AT 5:45PM
APARTMENT LOBBY
3125 CAPILANO CRES., NORTH VANCOUVER

COUNCIL PRESENT:	**Chris Ware**	**Philip Haddad**
	Glyndwr Wide	**Simon James**
	Nadine Bird	**Lauren Fraser**
COUNCIL REGRETS:	**Joanne Egerton**	
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 5:47 p.m.

2. ADOPTION OF AGENDA

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

3. ADOPTION OF PREVIOUS MINUTES – SEPTEMBER 23, 2025

It was
MOVED/SECONDED
To adopt the minutes of September 23, 2025, Council meeting as presented.
CARRIED

4. FINANCE

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

b. Christmas Gifts
Council requested the sundry line item be adjusted in the amount of $100. This will need to be amended from the joint section to the apartment to repairs and maintenance for the apartment section

5. BUSINESS ARISING

a. Painting of Visitor Parking Lines
Council has completed repainting of the visitor parking lines.

b. Garden Update

i. Fall Walk About
Council completed the fall walk through.

ii. Liquid Amber Ongoing Replacement
Tree replacements are completed based on advice from the landscaping contractors and as part of the longer term garden plan.

iii. Dead Cedar Replacements
Council is working with the landscaping contractor to replace the dead cedars. This will be completed under warranty and at no additional cost to the Strata Corporation.

iv. Moss Regrowth
Moss is regrowing well on the pathway.

v. Hard Prune
Winter hard pruning is underway with the landscapers.

c. RDH-Depreciation Report

i. Site Visit Completed
Site inspection has been completed with RDH Representative and Council. Report is in progress with RDH.

ii. Invoicing
Council has reviewed and approved the invoice for work completed thus far. Strata Manager had RDH separate out the charges per each section.

d. Electrical Power Report – Update – Pending
Report is in progress with the contractor.

e. Fire Monitoring System

i. Completed
Upgrade has been completed.

ii. TELUS Line Cancelled
Council would like to review copies of the last invoices from TELUS as the account should be closed out now. Strata Manager to forward last invoice to Council for review, and to confirm no charges. The line is no longer needed now that the upgrade has been completed.

iii. Invoicing by Paladin
Reviewed and confirmed future invoices will be issued at $45/month.

f. Snow and Salting 2025/2026
Council noted that the mechanical snow removal will be addressed based on the contractor's insurance requirements. Cedar Bark will do the salting and shoveling of walkways. Salt is available by the apartment front door and by the townhouse mailboxes.

g. Review of Fire Warden and Deputy Fire Warden and Their Responsibilities
Council discussed the responsibilities of the fire deputies that volunteer their time. A

small sample is below, and Council will review this in detail at the AGM. The Fire plan will be presented at the Annual General Meeting.

Fire Safety Plan

To administer and maintain the Fire Safety Plan (FSP)
Updating the FSP when alterations are made or when changes are necessary.
Upgrade the FSP when codes change on testing / maintenance.
Training Deputy Fire Safety Directors, Floor Wardens.
Recording information on the following:
Fire incidents
Fire alarms
Fire drills (one full fire drill was completed in 2022)
Also captured are Annual Fire inspections, testing, replacing of alarm equipment or any problems with equipment.
Ensure that fire protection systems are inspected, fully maintained and serviced in accordance with the FSP.

h. Community Emergency Preparedness
Council noted there is an evacuation plan for The District of North Vancouver. Please see link below for the details,
https://nsem.ca/during-emergency/evacuations-on-the-north-shore/

6. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 6:14 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
Council Meeting April 7th, 5:45pm, AGM June 30th 5:45pm registration, 6:00pm start

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- 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

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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 ਕਿਸੇ ਅਜਿਹੇ ਵਿਅਕਤੀ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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