# CAPLIANO RIDGE (TOWNHOUSE)
# STRATA PLAN BCS 130
# STRATA COUNCIL MINUTES
# TUESDAY, DECEMBER 2, 2025, AT 6:45PM
# THE APARTMENT LOBBY
# 3125 CAPILANO CRES., NORTH VANCOUVER

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| **COUNCIL PRESENT:** | **Chris Ware**<br>**Philip Haddad**<br>**Simon James**<br>**William Paine** |
| **MANAGEMENT PRESENT:** | **Tasha Perry, Strata Manager**<br>**Pacific Quorum Properties Inc.**<br>**tperry@pacificquorum.com** |

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## 1. CALL TO ORDER

The meeting was called to order at 6:17 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 – October 2025.**
Council reviewed the statements for October 2025.

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

## 5. BUSINESS ARISING

**a. Deck Railings/Caulking**
Savvy solutions has inspected the majority of the vertical support bases for the railings and all are good condition. Council will look to have the decks addressed in the spring. Council plans to pressure wash, then re-caulk the railings. If Savvy solutions is not able to complete work within a reasonable time frame, Council will look to use another contractor.

**b. Jaimie - Projects**
Stairs to 3129
Window boxes for all the units that have basement egress.
Items will be placed on the project list to be addressed in March or April as the weather allows.

**c. Gutter by Mailbox**
This has been reviewed and additional gravel will be added to assist with drainage in the area.

**d. Driveway Maintenance**
Contractors have been to site to review, but none have provided a quote for Council review. Strata Manager to inquire with a restoration company that has better access to subtrades.

An arborist has reviewed the surrounding trees and the tree that was causing issue was removed some time ago and the problem is likely due to settling.

**e. Fire Inspection**
Fire Inspection has been scheduled for Jan 27, 2026.

**f. Dryver vent cleaning**
Interior and exterior dryer vent cleaning has been scheduled for Jan 27, 2026

## 6. QUOTES

**a. Gutter Cleaning**
Gutter cleaning quote from Apex was reviewed, approved and the work has been completed.

**b. Power Washing**
Quote from Axion for spring pressure washing was reviewed and approved and will be scheduled for the spring.

**c. Window Washing**
Quote from Hightower for spring window washing was reviewed and approved and scheduled for the May 1-3.

## 7. CORRESPONDENCE

**a. Unit 3141 – Gutter and Drain Noise During Rains**
Council reviewed correspondence from the Owner regard noise when it rains. Council had the area reviewed during the gutter clean and requested the Strata Manager follow up with the Owner to inquire if the issue has improved now that the gutters have been serviced.

## 8. 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:**
***Council Meeting April 7th, 6:45pm, AGM June 30th 6:45pm registration, 7:00pm start***

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*Submitted by:*
***PACIFIC QUORUM PROPERTIES INC.***
*Tasha Perry, Strata Manager*
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**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 ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

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