CAPILANO RIDGE (JOINT)
STRATA PLAN BCS 130
STRATA COUNCIL MINUTES
WEDNESDAY, NOVEMBER 22, 2023, AT 6:00 PM
3125 CAPILANO CRESCENT, NORTH VANCOUVER, BC

COUNCIL PRESENT:	**Glyndwr Wide** **Simon James** **Sharon Drudian** **Lauren Fraser** **Phillip Haddad-Joined meeting at 6:02pm** **Phillip Mattes**
COUNCIL REGRETS:	**Joanne Egerton**
OWNER PRESENT:	**Yolande Paine- Departed meeting at 6:08pm**
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 6:00 p.m.

2. ADOPTION OF AGENDA

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

3. ADOPTION OF PREVIOUS MINUTES – September 26, 2023

It was
MOVED/SECONDED
To adopt the minutes of the September 26, 2023, Council meeting as presented.
CARRIED

4. FINANCE

a. Financial Statements –September 2023
Council reviewed the statements for September 2023.
It was
MOVED/SECONDED
To approve the financial statements for September 2023 as presented.
CARRIED

b. Irrigation Charges
Strata Manager advised Council that the requested re-coding of irrigation invoices have been made on the financial statements for the month of November.

c. Accountant Change
Strata Manager updated the Council with the new property accountant's name.

5. BUSINESS ARISING

a. Fence Maintenance of South Fence Update/Tree Pushing Fence (Letter Issued)
A letter has been issued to the strata next door and no response has been received. The complex is self-managed and the strata management company that is on file is only in charge of the financial statements. Due to this, it is incredibly difficult to obtain a response from the strata. Council will investigate alternative options.

b. Taxes Update
Pending with CRA- Council will continue to follow up.

c. DNV Tree Permit
Permit is pending with the District for the removal of the hemlock trees. Hemlock trees are the most problematic trees in high winds.

d. Tree Maintenance
Review has taken place with the arborist. The next review will take place in another 14 - 16 months. Cedar Bark will be requested to replace the trees they accidentally removed at no additional cost to the strata.

6. NEW BUSINESS

a. Soffit Cleaning
Quotes are pending. Apartment and Townhouse sections will be quoted separately.

b. Christmas Gifts
Council discussed the gift cards they will purchase for contractors as a Christmas bonus.

c. Joint Fire Inspection Date
This has been scheduled for January 29, 2024. The strata fire hydrant will also be inspected at the same time.

d. Capilano Ridge Website
The website has been updated and is working very well.
https://www.capilanoridge.ca/

e. Land Covenant
Council would like to encourage Owners to read the land covenant with respect to the greenspace behind the property. The document is available on the Capilano Ridge website.

f. Salt/Ice Melt
Council has placed the salt bins out for the winter season. If all Owners can assist in spreading salt, it is appreciated. Bins will be in front of the apartment lobby and behind the mail boxes.

7. TERMINATE

There being no further business to discuss at this time, the meeting was terminated at 6:40 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:
Feb 27, 2024-6:00pm in the apartment lobby

ONLINE ACCESS TO YOUR STRATA CORPORATION - *PQ ONLINE*:

- 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"**

If you have any trouble accessing ***PQ ONLINE***, please contact support@pacificquorum.com

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

IMPORTANT INFORMATION Please have this translated
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 ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from *Pacific Quorum Properties Inc.*