



WILLOWS STRATA PLAN NW 1389

STRATA COUNCIL MINUTES
TUESDAY, OCTOBER 1, 2019, 6:30 PM

COUNCIL PRESENT:

Che Robbertze	Vice-President
John Pustai	Treasurer
Janet Bremner	Council Member
Damaris Campbell	At Large
Mark Attar	At Large
Matt Klassen	President

MANAGEMENT PRESENT:

Martin Carey, Property Manager
Pacific Quorum Properties Inc.
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1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

2. ADOPTION OF PREVIOUS MINUTES – July 4th, 2019

It was

MOVED/SECONDED

To adopt the minutes of the July 4th, 2019 Council Meeting as presented.

CARRIED

3. FINANCE

a. Financial Statements – August, 2019

Council reviewed the statements for August 2019.

It was

MOVED/SECONDED

To table approval of the financial statements for August 2019 as presented.

CARRIED

b. Current Accounts Receivable Report

Council instructed Management to continue to follow up with those in arrears.

4. PREVIOUS BUSINESS

a. Repiping Update

Council advised that there had recently been an initial hearing at the Small Claims Court in relation to the remaining deficiencies from the repiping project. The strata is required to submit documentation by December 23rd 2019. The Council discussed the next steps and agreed to discuss with owners at the upcoming town-hall meeting.

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b. Bylaw Proposal

Council discussed the proposed bylaws that Council will be bringing forward at the next Annual General Meeting. It was agreed to hold a town-hall meeting in the coming weeks where Council will review the Bylaws with owners. The meeting has been provisionally scheduled for November 6th at 6:30pm with the venue to be confirmed.

c. Stairwell Heaters

Council discussed upgrading the stairwell heaters and agreed to investigate replacement in the coming weeks.

d. Security Cameras

Council discussed the installation of security cameras onsite and requested Management follow up and obtains quotes for the installation of cameras.

e. Storage Lockers

Council discussed the installation of storage lockers in the locker rooms and agreed to bring forward a resolution on this project at the Annual General Meeting.

f. Drainage Issues

Council discussed drainage issues around the 1121 Howie building. Council requested Management follow up and have these repaired as soon as possible.

g. Fob Reader Proposals

Council discussed the installation of a fob reader system and reviewed a number of proposals. It was agreed to bring forward a resolution on this project at the Annual General Meeting.

h. Damaged Trees

Council discussed the trees being damaged at the rear of the property as a result of the ongoing construction. It was agreed to document the damage and follow up at the end of the project.

5. NEW BUSINESS

a. Dryer Vent Cleaning

Council discussed the dryer vent cleaning of the laundry rooms and requested Management follow up and schedules this work.

b. Insurance Market Update

Council reviewed an insurance market update document from Management which notes that the insurance market has seen significant losses in recent years and there is expected to be an increase in insurance premiums in the coming calendar year by approximately 15%-20%. Council requested Management follow up and obtains a second quote for the coming year.

c. Rules

Council discussed introducing some rules around the use of common property and I was agreed to discuss further and follow up and update Management with suggestions to present to owners.

d. Council Member Resignation

Council Member Matt Klassen advised that he would be resigning with immediate effect for personal reasons. Council thanked Matt for his significant contribution to the Council over recent years.

6. TERMINATED

There being no further business to discuss at this time, the meeting was adjourned at 8:53 p.m.

**THE NEXT COUNCIL MEETING SCHEDULED IS:
JANUARY 28TH, 2020****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 techsupport@pacificquorum.com

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Martin Carey, Property Manager

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CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

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

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