



WILLOWS STRATA PLAN NW 1389

STRATA COUNCIL MINUTES
MONDAY, APRIL 26, 2021, 6:30PM

COUNCIL PRESENT:

John Pustai
Janet Bremner
Damaris Campbell
Che Robbertze
Mark Attar

COUNCIL REGRETS:

Cordula Quint

MANAGEMENT PRESENT:

Martin Carey, Property Manager
Pacific Quorum Properties Inc.
mcarey@pacificquorum.com / Direct line: 604-634-3040

1. **CALL TO ORDER**

The meeting was called to order at 6:40p.m.

2. **ADOPTION OF PREVIOUS MINUTES – January 21, 2021**

It was

MOVED/SECONDED

To adopt the minutes of the January 21, 2021 Council meeting as presented.

CARRIED

3. **FINANCE**

a. **Financial Statements – To February, 2021**

Council reviewed the statements to February, 2021.

It was

MOVED/SECONDED

To approve the financial statements to February 2021 as presented

CARRIED

b. **Current Accounts Receivable Report**

Council reviewed the arrears and requested Management continue to follow up with those in arrears.

4. **PREVIOUS BUSINESS**

a. **Damaged Trees/Hedges**

Council confirmed the trees and hedges that run along the back of the properties were damaged by contractors working on the church redevelopment project. Council requested Management follow up with the developer to discuss timeline for replacement.

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b. Elevator –Electronic Soft Start

Management confirmed that West Coast Elevator had completed the installation of an electronic soft start device at the 1121 Howie building.

c. Annual Maintenance

Council agreed to proceed with siding cleaning and window cleaning and requested Management proceed and schedules the work. Council requested Management also have the interior of the gutters cleaned as well. A quote for power-washing of walkways and retaining walls was also reviewed and it was agreed to not proceed at this time.

5. NEW BUSINESS

a. Fence Project

Council discussed the fence project resolution that was approved by owners at the Annual General Meeting. Council reviewed the quotes obtained for this work and agreed to proceed with Coquitlam Chain link Fencing for the project. Council discussed the scope and agreed that man gates should be installed at the rear of 1121 Howie - Building B, so access is available for trades or in cases of emergency. Management will follow up to schedule work with the contractor.

b. Locker & Bike Rack Project

Council discussed the locker and bike rack project. Owners approved expenditure to engage an engineering company to prepare a site assessment. Council discussed and agreed to proceed with Strata Engineering for this work. Management will follow up and schedule site assessment.

c. Parkade Membrane Urethane Injections

Council discussed the parkade membrane urethane injections that were approved by owners at the recent annual general meeting. It was agreed to proceed with this work as soon as possible. Owners will be notified once work commences as parking stalls will need to be vacated.

d. Owners Emails

Council reviewed a number of items of correspondence from owners in relation to laundry and an electrical humming noise onsite. Council requested Management follow up in relation to both these items.

e. Any other new business

- Council discussed interior common painting and agreed to obtain updated quotes for this work towards the end of the year and present to owners at the next AGM.
- Council discussed the additional strata parking stall charge which was raised as an issue at the AGM. It was agreed to not proceed with any increase of this at this time and to maintain the charge at \$15 per month.
- Council discussed a recent power outage as a report had been received that some lights were not working in common areas after this. Council will follow up and investigate.

6. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 7:31 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:

June 9th, 2021

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- 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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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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