



WILLOWS STRATA PLAN NW 1389

STRATA COUNCIL MINUTES
THURSDAY, JANUARY 21, 2021, 6:30PM

COUNCIL PRESENT:

John Pustai
Janet Bremner
Damaris Campbell
Che Robbertze
Mark Attar
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.

2. **ADOPTION OF PREVIOUS MINUTES – October 28, 2020**

It was

MOVED/SECONDED

To adopt the minutes of the October 28, 2020 Council meeting as presented.

CARRIED

3. **FINANCE**

a. **Financial Statements – To December, 2020**

Council reviewed the statements to December, 2020.

It was

MOVED/SECONDED

To approve the financial statements to December, 2020 as presented

CARRIED

b. **Current Accounts Receivable Report**

Council reviewed the arrears and requested Management continue to follow up with those in arrears
Council reviewed a response from an owner in relation to a chargeback. It was agreed to table the issue for now.

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. It was agreed to continue to monitor and follow-up with the developer once the project is complete and coordinate replacement.

WWW.PACIFICQUORUM.COM

□ **VANCOUVER (HEAD OFFICE)**
1777 West 75th Avenue
Vancouver, BC V6P 6P2
Phone: 604-685-3828 Fax: 604-685-3845
vancouver@pacificquorum.com

□ **SURREY**
201-13734 104th Avenue
Surrey, BC V3T 1W5
Phone: 604-635-0260 Fax: 604-635-0263
surrey@pacificquorum.com

□ **WHISTLER**
103-1055 Millar Creek Road
Whistler, BC V8E 0K7
Phone: 604-905-0138 Fax: 604-905-0134
whistler@pacificquorum.com

□ **SQUAMISH**
PO BOX 1519
101A-38142 Cleveland Avenue
Squamish, BC V8B 0B1
Phone: 778-770-0380 Fax: 778-655-1927
squamish@pacificquorum.com

KELOWNA (REGIONAL OFFICE)
kelowna@pacificquorum.com

PENTICTON
penticton@pacificquorum.com

SALMON ARM
salmonarm@pacificquorum.com

SICAMOUS
sicamous@pacificquorum.com

b. Elevator –Electronic Soft Start

Management confirmed that they were awaiting a date from West Coast Elevator for the installation of an electronic soft start device at the 1121 Howie building.

c. Annual Maintenance

Council agreed to postpone the planned siding cleaning and window cleaning until the Spring.

d. Crane Revenue

Management confirmed that final and full payment had been received from the United Church for the outstanding crane revenue invoice of \$8,000 .

5. NEW BUSINESS

a. Annual General Meeting Resolutions

Council discussed the Annual General Meeting Resolutions that would be put forward for owner's consideration. It was agreed to bring forward a resolution on the obtaining of an engineering site assessment so the strata can proceed with the parkade lockers and bike rack project discussed at previous AGMs. Based on the engineering assessment, an SGM may be called to further discuss and vote upon this project.

Council also agreed to proceed with a resolution on fencing replacement at the rear of the buildings and also on a number of minor repairs required on the parkade membrane. It was agreed to amend price to \$35K from \$30K for approval on the fence and landscaping combo.

Finally it was agreed to proceed with resolutions on waiving or obtaining the depreciation report.

b. Annual General Meeting Budget

Council discussed the Annual General Meeting Budget that would be put forward for owners to vote on. It was agreed to not propose an increase in the strata fees in the coming years

c. Annual General Meeting

Due to the COVID-19 Pandemic the Annual General Meeting will be held via Zoom this year. Further details will be sent out to all owners in the coming weeks.

d. Quote/Proposal

Council reviewed a quote from the fire protection contractor for a number of outstanding repairs and agreed to proceed with repairs. Council reviewed the landscaper's contract renewal for the coming year and agreed to proceed. Council also requested management follow up with the landscapers in relation to trimming of overgrown bushes onsite.

e. Owners Emails

Council reviewed a number of items of correspondence from owners in relation to noise and parking and requested Management follow up and issues a warning letter accordingly and also to follow up with the strata legal retainer program to clarify on the parking bylaw.

f. Any other new business

Council requested Management follow up with a number of strata contractors including the cleaners and pest control on a number of service items. Council also requested Management follow up and obtains door repair quotes onsite.

Council also discussed the enterphone maintenance contract and agreed to terminate as the cost of the contract was excessive in comparison to the cost of the enterphone itself.

6. TERMINATED

There being no further business to discuss at this time, the meeting was terminated at 7:53 p.m.

THE NEXT COUNCIL MEETING SCHEDULED IS:

February 25th, 2021 - AGM

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Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Martin Carey, Property Manager

201 – 13734 104th Avenue

Surrey, BC V3T 1W5

Tel: 604-635-0260 / Fax: 604-635-0263

Email: mcarey@pacificquorum.com

Website: www.pacificquorum.com

24-Hour Maintenance Emergency 604-635-0260

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重要資料 請找人為你翻譯

こればたいはつなお知らせです。 どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਸਾਹਿਬਾਨੀ ਸਿਰਫ਼ ਅਰਥੇ ਸਿਰਥੇ ਸਿਰਥੇ ਸਿਰਥੇ ਹੀ ਪ੍ਰੀਤਸਿੰਘ ਸਰਬਾਣੀ

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