



Agenda The Peaks Board of Directors Meeting

November 20, 2019

Location: Virtual - Google Meet Conference Call

Meeting Agenda

A. Meeting Convened - 6:06pm

Members in attendance:

Carla Simoes	Yes	Darwin Baker	Yes
David Bailey	Yes	Linda Nickerson	Yes
Patrick Fitzgerald	No		
Wayne Loustel	Yes		

B. Approval of Agenda

MOTION: Approve the Agenda as presented.

Moved by: Darwin Seconded by: David

Amendments/Changes: Nil

For 5 Abstain:0 Against:0

Results: Carried

C. Board Discussion: Director Code of Ethics: Lead Carla

All Board members to provide signed [Code of Ethics forms](#) and disclose any potential conflict of interest(s) regarding current agenda.

D. Approval of Previous Board of Directors Meeting

MOTION: Approve the Special Board Meeting Minutes of September 28 ,2019 as presented.

Moved by: Carla Seconded by: Darwin

Amendments/Changes: Nil

For 4 Abstain:1 Against:0

Results: Carried

E. Approval of Previous Board of Directors Meeting

MOTION: Approve the Board Meeting Minutes of September 17, 2019 as presented.

Moved by: Dave Seconded by: Darwin

Amendments/Changes: Nil

For 4 Abstain:1 Against:0

Results: Carried

E. Updates

- Caretaker/Manager & Maintenance Committee Update - Michael and Patrick Lead (Michael joined at 7:30)
 - Working on the high efficiency boiler
 - High Volume Fan not working in Willow Building
Action: Michael to hire an electrician to troubleshoot the issue and obtain a recommendation from an electrician.
 - Lot 46 - Deck temporarily repaired to allow owners to use their deck this winter, contractor will come back in the spring to complete the repair..
 - Eavestroughs - Michael to connect with with the Maintenance Committee to obtain update.
 - Maintenance Committee - Deck Inspection
Action: Send notice to owners notifying them that the Maintenance Committee will be accessing their unit to check the deck/repair
 - Garbage bins - cover has assisted so the bins aren't overflowing
 - Willow main door:
Action: Michael to insert plate covers on the door latch similar to the ones in the Poplar and Birch Building.
 - Preventive maintenance - light bulbs - looking at different brands and warranty. Currently changing it to LED when they are burnt out.

Michael left meeting at 8:15pm

- Board updates
 - Surface Parking - signs
Action: Darwin to connect with the Village of Radium to determine if there is any additional requirements for towing.
 - Short Term Rental - Village Radium Hot Springs - Hoping to have a decision by Spring of 2020.
 - Insurance Renewal - Appraisal of our property is up and looking at a premium increase of 30% waiting for insurance company to provide new policy.
Action: Linda to confirm if the appraisal and insurance is on the land with building replacement or building replacement and equipment excluding land.
 - Boiler - maintenance plans and heating for the buildings should commence in December.
 - Infraction Bylaw Notices for Balconies Patios.
Action: Work with Michael to send out the remaining notices.

F. New Business

- Hearing Request from Lot 136 - Lead David Bailey called owner between 7:00-7:15pm

Listened to the owner

Action: Provide Lot 136 with a response to his letter within one week

- Strata Lot 6 - Alteration

Motion: To approve the following alterations:

- Removal of the upper cabinets above the kitchen island
- Replacing countertops in kitchen and bathrooms
- Replacing front doors on kitchen cabinets

Moved by: Dave Seconded by: Linda

Amendments/Changes:

For: 5 Abstain:0 Against:0

Results: Carried

- Strata Lot 125 2 Dogs

Motion: To approve having 2 dogs temporarily, with the following conditions:

- The dogs are both small to medium size no larger than 30 lbs
- This is an occasional situation 4 times a year and you will notify the strata when you are coming down and for how long with the two dogs

And that:

- All bylaws and rules regarding pets are followed (e.g. cleaning up after them, using the designated dog area, having them on a leash at all times, not having them tied up to strata or limited common property or left alone on your balcony, etc.)
- There are no confirmed noise/damage/nuisance complaints.
- You will never have more than 2 dogs at your unit at any one given moment

The Board and future boards reserves the right to revoke this exemption at any time.

Moved by: Carla Seconded by: Wayne

Amendments/Changes: nil

For: 5 Abstain:0 Against:0

Results: Carried

G. Financials - Lead Linda

- Currently on budget for Operating Expenses

H. Next Meeting: Dec 10, 2019 @ 6:00pm

I. Motion to adjourn: 8:37pm