



Agenda The Peaks Board of Directors Meeting

June 20, 2019 6:00 PM

**Location: Virtual - Google Meet Conference Call
Meeting Minutes**

A. Meeting Convened - 6:06 pm

Members in attendance:

Carla Simoes yes

Darwin Baker yes

David Bailey yes

Linda Nickerson yes

Patrick Fitzgerald yes

Vicky Kruger yes

Wayne Loustel yes

B. Approval of Agenda

MOTION: Approve the Agenda as presented.

Moved by: Patrick Seconded by: Linda

Amendments/Changes: Purchasing of Door locks for garbage bins

For: 7 Abstain: 0 Against: 0

Results: Carried

C. Board Discussion: Director Code of Ethics

Disclose any potential conflict of interest(s) regarding current agenda.

D. Approval of Board Meeting Minutes for June 6, 2019 Previous Board of Directors Meeting

MOTION: Approve the Board Meeting Minutes for May 9, 2019 as presented.

Moved by: Linda Seconded by: Carla

Amendments/Changes: Change name from Hunter Douglas to Hunter Fire Protection

For: 4 Abstain: 3 Against: 0

Results: Carried

E. Updates on Action Items from Previous Board Meeting Minutes of June 6, 2019

- a. Action items from Previous Board Meeting Minutes are deferred until the next board meeting as this is a special board meeting

- Garbage Door Lock - Patrick will look into purchasing commercial locks and brackets for front doors.

H. New Business

a. Poplar Fire Panel

Action: Emergency Phone - Remove Phil and add Wayne and Patrick until new Caretakers are hired.

Connect with Hunter about the Poplar Fire Panels

b. Peaks Management (6:35 In Camera Session) Dave left meeting @722pm Out of Camera @ 7:46pm

c. Boiler

MOTION: To get a second quote with Uwe Pallas and purchase a new boiler with manual and drawings.

Moved by: Darwin Seconded by: Linda

Amendments/Changes: nil

For: 6 Abstain: 0 Against:0

Results: Carried

d. Poplar Carpet

MOTION: To approve flooring - Upgrade the 1st floor with the Stock nylon tile if the color is similar, if not upgrade to the nylon carpet.

Moved by: Patrick Seconded by: Linda

Amendments/Changes: nil

For: 6 Abstain: 0 Against:0

Results: Carried

e. Insurance Appraisal

ACTION: Provide Insurance Company with our appraisal and see if our premium can be lowered.

f. Front Door Building Security

ACTION: Purchase and install door jams.

g. Owner Issues - The strata received a notice of complaint from an owner about:

- **Lot 136** Allocation of Strata Fees

Action: Investigate the allocation of strata fees to determine if a resolution was passed at the previous AGM's.

■ **Lot 50 Dog Barking**

Motion: To send NOC for dog barking.

Moved by: Vicky Seconded by: Darwin

Amendments/Changes: Send NOC

For 6 Abstain: 0 Against:0

Results: Carried

I. Next Meeting: TBD

J. Motion to adjourn: 8:41