



The Peaks Board of Directors Meeting Minutes
Thursday January 28, 2021
Location: Virtual - Google Meet Conference Call

A. Meeting Convened: 6:03 pm

Members in attendance:

David Bailey	Wayne Loustel
Darwin Baker	Kelly McGovern (resigned January 5th - sold unit)
Linda Nickerson	
Patrick Fitzgerald (not in attendance)	

B. Approval of Agenda:

MOTION: Approve agenda as presented

Moved by: Linda Seconded by: Wayne

For: 4 Against: 0

Results: Carried

C. Board Discussion:

Director Code of Ethics: Lead Dave

All Board members to disclose any potential conflict of interest(s) regarding the current agenda.

D. Approval of Previous Board of Directors Meeting: Lead Dave

MOTION: Approve the Board Meeting Minutes of December 17, 2020 as presented.

Moved by: Darwin Seconded by: Linda

For: 4 Abstain: 0 Against: 0

Results: Carried

E. Updates on Action Items from December 17, 2020 Meeting

1. Types Bylaw: Lead Linda

Update: Registered on January 13, 2021

2. CRT - Dispute Notice received August 4, 2020: Lead Dave

Final arguments by Strata were filed on January 15, 2021 with assistance of strata lawyer. Applicants have until January 31, 2021 to submit a final reply. Unknown when the decision will be provided CRT.

3. Bylaw Revisions: Lead Linda

Update: To have bylaws re-written by strata lawyers so they are a consolidated and enforceable bylaw package.

4. Door Entry System Birch and Willow (Approx. \$2,500 for 2 systems)

Update: Before installing the system owners need to provide code# and cell phone number for Hunter Fire Protection to program system. Birch garage door is planned to be reprogrammed as well with new numbers.

5. Access Card to Amenities Building

Update: To be updated at the meeting, as Patrick was not at the meeting.

F. New Business

1. Lot 105 - Second Dog Request (Therapy dog)

Request for a therapy dog, dog would be to treat individuals with PTSD and trauma. The dog that I would like to add to our family will be a medium labradoodle/golden doodle who will be temperament tested and will undergo extensive behavioural training. We typically spend 2 weekends per month and a maximum of 4 full weeks per year in our unit.

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 as the owner is not a full-time resident, 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

Moved by: Linda

Seconded by: Wayne

For: 3 Abstain: 1

Against: 0

Results: Carried

2. Flooring Request Lot 98

Motion: To approve the flooring request with the stipulation flooring meeting
STC 68 and Delta IIC 68 and signed Alterations document.

Moved by: Dave Seconded by: Linda

For: 4 Abstain: 0 Against: 0

Results: Carried

3. Buildings Attic Inspection (estimated cost \$1,500)

Motion: To approve the expenditure to determine if we have any conditions in
our building attics that could contribute to ice formation on the roofs. Project
being led by the Maintenance Committee.

Moved by: Darwin Seconded by: Wayne

For: 4 Abstain: 0 Against: 0

Results: Carried

4. Recycling Bottles/Can

New bins for bottles/cans have been purchased as it has been brought to the
board's attention that donations have been removed from the areas with board
consent. The recycling money collected in the past few years have been used for
flowers around the complex in the summer months.

5. Next AGM

Action: AGM will be held on March 27, 2021 - Send out notice to owners.

6. General Discussion and Strata Email Communications

Bylaw enforcement issues and review of incoming emails.

G. Peaks Newsletter Articles

1. Anyone wanting to volunteer to take over, please email the Strata.

H. Next meeting: TBD

I. Motion to Adjourn: 7:20 pm