



The Peaks Board of Directors Meeting Agenda

Thursday April 6, 2022 7:00 pm

Location: Virtual - Google Meet Conference Call

A. Meeting Convened: @ 7:06pm

Members in attendance:

David Bailey Wayne Loustel

Darwin Baker John Boone

Linda Nickerson (joined meeting at 2050) Michael Preudhomme

Kevin Garland

B. Approval of Agenda

MOTION: Approve agenda as presented

Moved by: Darwin Seconded by: Wayne

Amendments/Changes: add Flooring requests.

For: 6 Abstain: 0 Against: 0

Results: Carried

C. Board Discussion:

Director Code of Ethics: Lead John Boone

All Board members read and sign the Code of Ethics.

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

D. Approval of Previous Board of Directors Minutes: Lead John

MOTION: Approve the Board Meeting Minutes of Jan 13, 2022 as presented.

Moved by: Darwin Seconded by: Dave Amendments/Changes: No
meeting occurred on Feb. 3, 2022.

For:4 Abstain: 2 Against: 0

Results: Carried

Appointment of Positions on the Board

Lead: John

Action: Selection of Board Positions

President: John Boone

Vice President: Kevin Garland

Past President: Darwin Baker
Treasurer: Linda Nickerson
Secretary: Michael Preudhomme
Maintenance committee Liaison: Dave Bailey
Energy Committee Liaison: Wayne Loustel (try to get a committee going.)

Old Business

By-Laws update (Changes and registration)

Lead: Linda

Action: Changes from AGM being addressed with lawyer, and registration with BC land titles.

1. Financials - Signing Authority

Lead Linda

Action: Linda to connect with BMO regarding approvals for E-transfers in conjunction with our Accountant, and signing authorities.

2. Engineering report on the existing pool and recommendations for proceeding.

a. **Lead** John

b. **Action:** Pool assessment currently being completed by Rocky Mountain Pools and Spas. Report will provide guidance to repairs and maintenance required.

F: Old Business:

1. Volunteer Fire Marshal is required for each building

○ **Darwin to Lead:**

■ **We still need a resident volunteer for Poplar**

■ Michael Preudhomme volunteered for Birch, Mike Peacock volunteered for the Willow. To assist/back up the Maintenance Manager with the alarm system.

2. Entryway Fobs for the Amenities Room Distribution progress Since January 1st.

○ **Lead:** Darwin

■ **Action:** Set up timings for another pick-up period at the Amenities building

■

3. Flooring Approval: Lot 81 signed alteration application approved by email by the Board.

Moved by: Darwin Seconded by: Dave
Amendments/Changes: Approved by email
For: 6 Abstain: 0 Against: 0
Results: Carried

G. Maintenance Committee.

Lead: Dave

Action: Connect with the maintenance committee on upcoming projects.

H. General Discussion and Strata Email Communications

- **Pool automation**
- **Access to the web site? And FB?** Michael to look into.
- **Forms and insurance updated for access on website**
- **Flooring** - standards constantly changing, to be further reviewed.
- **Newsletter** - email Kevin's wife Shellie. 2 times a year?

J. Motion to Adjourn: 8:37PM

Moved by: Kevin Seconded by: Michael
For: 6 Abstain: 0 Against: 0
Results: Carried

I. Next Meeting: May 5 , 7:00 pm MST