



**The Peaks Board of Directors Minutes**  
Tuesday December 22, 2022 7:00 pm  
**Location: Virtual - Google Meet Conference Call**

**A. Meeting Convened: 7:27 pm**

Members in attendance: Kevin Garland, John Boone, Linda Nickerson,  
Michael Preudhomme

**B. Approval of Agenda**

**MOTION:** Approve agenda as presented

Moved by: Michael      Seconded by: kevin

Amendments/Changes:

For: 4      Abstain: 0      Against: 0

Results: Carried

**C. Approval of Previous Board of Directors Minutes: Lead John**

**MOTION:** Approve the Board Meeting Minutes of November 29, 2022 as presented. Moved by: Linda      Seconded by: Kevin

For: 3      Abstain: 1      Against: 0

Results: Carried

**D. Request to close the Amenities building by Michael V.**

Lead: John

Close: December 24, 25, 26

Open: December 27, 28 & 29

Close: December 30, 31 Jan. 1

Recommendation to keep it open. Discussion

**Old Business:**

**1. Indoor hot tub area amenities discussion**

**Lead: John Boone.**

Board is still investigating the "leak" and will report on scope work 2.

Leave for the AGM do a survey for the use before the AGM.

**2. Financials/Insurance update: Lead Linda**

**Discussion/Review:**

Insurance: Final document received and the increase was from \$230,000 to \$349,360

This will result in a Strata fee increase next year.

3. **Various Parking signs and STR matters :**

**Lead Michael P.**

Michael report

- Signs update: Mike will get new quotes for next meeting

4. **Call for volunteers**

**Lead: John Boone**

- I will make a notice for Board volunteers.
- We need volunteers for a Landscape Committee.  
Add Social committee.

5. **Maintenance Committee Report.**

**Lead: Dave; Dave was absent so an update was not available**

**Action:** Connect with the maintenance committee on upcoming projects.

6. **Maintenance: Window cleaning contractor**

**Lead: Michael P.**

New contractor needed for Spring and Summer window cleaning  
Michael and Kevin to look into contractor

7. **Birch building update**

**Lead: John Boone**

- The Carpet removal and installation commenced on December 5, 2022. It took about a week to accomplish. Extra carpet has been ordered for repairs. The remaining stairwell carpet replacement should be done the 1st week in the New Year.

8. **Maintenance person update**

**Lead: John Boone**

- I have asked Wayne, Michael and Kevin to help in the interviewing and selection of the appropriate candidate for replacement of Joel. 1 interesting. A contractor work reporting app for Joel's replacement & Manfred will be found.

9. **Communications**

**Lead Kevin**

**Action:** Newsletter every 2 months. New one: End of January.

10. **By-law complaints and other matters: How are they handled by the board?**

**Lead: John Boone**

Contacted parties have not heard back about mediation.

Discussion: Next week, John will again raise the matter of the parties meeting together with an eye to meditation.

11. **Motion to Adjourn: 8:24 pm**

Moved by: John                      Seconded by Linda

For: 4                      Abstain: 0                      Against: 0

Results: Carried

13. **Next Meeting: January 26, 2023 7:00 pm MST**