



The Peaks Board of Directors Minutes
Thursday February 15, 2023 7:00 pm
Location: Virtual - Google Meet Conference Call

A. Meeting Convened: 7:14 pm

Members in attendance: Kevin Garland, John Boone, Linda Nickerson,
Michael Preudhomme, Darwin Baker, Wayne Loustel, Dave Bailey

B. Approval of Agenda

MOTION: Approve agenda as presented

Moved by: Darwin Seconded by: Michael

Amendments/Changes:

For: 7 Abstain: 0 Against: 0

Results: Carried

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

MOTION: Approve the Board Meeting Minutes of January 26, 2023
as presented. Moved by: Linda Seconded by: John

For: 6 Abstain: 1 Against: 0

Results: Carried

D. The Peaks AGM 2023

I. AGM Date: March 25th 2023 9:30 am

Hybrid live & online at the Amenities room and via Zoom Conference.

- Dave Bailey to arrange the Zoom Link
- Michael Preudhomme to arrange a camera, microphone and Camera for the amenities room

II. Discussion: Michael P.

Discuss Bylaw changes and lawyers to vet changes before AGM

Items re our STR bylaws: Discussion see attachment

1. Incorporating the BC Strata Act's allowed STR bylaw of up to \$1,000/day fine
 - The \$1,000 maximum fine is only for violating a bylaw that bans short term rentals. Since your bylaws allow short term rentals (with restrictions), recommended to not adopt this since it is not applicable.
2. Including the Village's STR maximum capacity policy of 2 adults per legal bedroom plus children.
 - Lawyer will draft this to add to our bylaws
3. Including the Village's STR policy of requiring 1 dedicated parking spot per 2 legal bedrooms and access to the required spot(s)
 - Lawyer will draft this to add to our bylaws
4. All STR advertising must state that dedicated underground spot(s) is/are available, no pets, the STR maximum capacity, plus
 - Lawyer will draft this to add to our bylaws

Moved by: discussion only

Seconded by:

For: Abstain: Against:

Results:

E. Discussion: Pool fob closure time.

Lead: Michael P. update Discussion

As the Amenities Building closing time is 10:00 pm signs need to be changed saying the pool & hot tubs close at 9:45pm. This should at least help to stop those inclined to argue about leaving building at or before 10. Michael has measured and counted the signage needed. FOBs will remain timed as is.

F. Financials: Motion: Move to engage Gary Patterson to audit our financials for AGM.

Update: Engagement letter signed.

Moved by: Linda

Seconded by: Darwin

For: 7 Abstain: 0 Against: 0

Results: Carried

Old Business:

1. Financials/Insurance update: Lead Linda

Discussion/Review:

Insurance: Final document received and the increase was from \$230,000 to \$343,890
This will result in a Strata fee increase next year.

2. Various Parking sign matters :

Lead Michael P.

Michael report

- Signs update: Mike discussed the quotes received again, and has emailed them to the board

3. Call for volunteers

Lead: John Boone

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

4. Maintenance Committee Report.

Lead: Dave

Action: Budget discussion

5. Maintenance: Window cleaning contractor

Lead: Michael P.

Approved. Michael will meet with the contractor's references later this week, and assuming all is good will give contract go ahead

6. 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 early on Feb.25, 2023.

7. **Maintenance person update**
Lead: John Boone
Offer has been made to a candidate.
8. **Communications**
Lead Kevin
Action: Newsletter every 2 months. New one: 1st of March.
9. **Motion to Adjourn: 9:01 pm**
Moved by: Wayne Seconded by Darwin
For: 7 Abstain: 0 Against: 0
Results: carried
Choa
10. **Next Meeting: March 1, 2023 7:00 pm MST**