



The Peaks Board of Directors Agenda

Thursday May 11, 2023 7:00 pm

FINAL

Code of Effects

A. **Meeting Convened:** 7:13m

Attending: Michael, John, Linda, Sean & Darwin

B. **Approval of Agenda;** Lead Darwin Baker

MOTION: Approve agenda as presented

Moved by: John Seconded by: Linda

For: 5 Abstain: 0 Against: 0

C. **Board Discussion:**

Director Code of Ethics: Lead Darwin Baker

Update: Confirm 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:**

MOTION: Approval of Board of Directors Minutes April 11, 2023

Moved by: John Seconded by: Michael

For: 5 Abstain: 0 Against 0

E.. **Financials** - Signing authority and 1st quarter financials - Linda

F. **Insurance** - Michael

Risk Assessment review with Board and Maintenance Committee

- Very Positive feedback from the Inspector

Fire Captain Training - Michael

- Look into surge protection for the panel to help reduce false alarms.

G. **Owner Insurance Update-** Discussion -Michael

- 2 week Reminder to be sent out next week
- Disappointing only 50 owners have replied
- Some with errors not \$50,000 deductible coverage some with the wrong address (so they may not be covered at all if not fixed).

H. **Maintenance:**

Elevator Maintenance Contract

We need to approve Kone or TK

MOTION: Approval of Board of Directors to proceed with the the Elevator Maintenance Contract with TK Sean to ask for 1 year contract and option to renew for the remaining 9 years of the 10 year contract:

Moved by: Michael Seconded by: Sean

For: 5 Abstain: 0 Against 0

Cleaning contract

18 hours per week for the 3 buildings plus the Pool/Amenities building daily and annual raise starting June 1, 2023.

MOTION: Approval of Board of Directors for the Cleaning Contract

Moved by: Linda Seconded by: Michael

For: 5 Abstain: 0 Against: 0

Birch Garage Door Repair in process of being resolved with ICBC.

Purchases:

Inspiron 24 All-in-One Price 699.00

MOTION: Approval of Board of Directors for the computer.t

Moved by: Michael Seconded by: Linda

For: 5 Abstain: 0 Against: 0

Emergency Egress for the pool gate.

Michael & Kevin, to see what options are available and we will proceed and do email approval.

Landscaping committee, Looking for interest by owners. Kevin to pick up flowers at Windermere Greenhouse.

Window Cleaning May 15th

Concerns with Elk Park Repairs - going forward we need for monitoring or photos in stages

Water Damage repairs needed

- B108 Ceiling water damaged by leaky faucet in B208 - ongoing since Jun.28.2022 (estimate attached)
- W202 Ceiling damage by water leak from W302 ongoing since Dec.27.2022
- W110 - main bathroom ceiling & wall water damage, presumably from W210 - Feb.16.2023
- B316 - water stain on ceiling below upstairs bathroom - Dec.07.2023,
- W308 Willow water damages

Pool Opening Date

On track for May 13th

Old Business:

1. **Indoor hot tub** area amenities discussion Lead: Wayne L if available
2. **Amenities building signage** Lead: Michael P.
 - Draft Letter to Owner explaining why the posted hours have changed. - building to be vacated by 10 pm
3. **Maintenance Committee**. Lead: Sean

Motion to Adjourn

Next Meeting: June 14, 2023 7:00pm MST