



## **The Peaks Board of Directors Minutes**

June 14, 2023 7:00 pm

**Location: Virtual - Google Meet Conference Call  
FINAL**

### **A. Meeting Convened: 7:19 pm**

Members in attendance: John Boone, Michael Preudhomme, Darwin Baker, Sean Harris, Wayne Loustel, Linda Nickerson

### **B. Approval of Agenda**

**MOTION:** Approve agenda as amended

Moved by: Darwin                      Seconded by: Michael

Amendments/Changes:

For: 5              Abstain: 1              Against: 0

Results: carried

### **C. Board Discussion:**

**Director Code of Ethics:** Lead Darwin Baker

Update: I still need a few forms signed.

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 May 11, 2023 as presented.

Moved by: Darwin                      Seconded by: John

For: 5              Abstain: 1              Against:

Results: carried

### **E. Financials - Lead Linda Nickerson**

**No changes or updates**

### **F. Insurance - Lead Linda Nickerson**

**No changes or updates**

### **G. Roadway Fence along Birch Roadway Needs Repair**

**Board to ask Kevin to prepare budget & time Painting, Michael to talk to town about putting up a snow fence.**

### **H. Possible Purchase**

- W205 new garbage disposal for \$234 if it can't be fixed/reset and some new bedroom closet doors for \$149
- Boot Brushes 3 per building 9 total approx \$300 total
- Car Boot for parking violators 4 total \$270

**MOTION:**

Moved by: John                      Seconded by: Michael

For: 6              Abstain: 0              Against: 0

**I. Request for Expenditure for the Willow wall parging \$2000.00 Estimate**

- If it works, we will expand the work scope to make the needed repairs and then paint the entire lower wall area with a suitable stucco paint so it all matches - anticipate that the total cost of repair would not exceed \$5k. Approved by Email by Board Members.

**J. Pallas Plumbing Works**

Approval of Maintenance contract for total includes travel time and time spend on site 4 times a year \$ 2,217.60

**MOTION:**

Moved by: John                      Seconded by: Michael  
For: 6      Abstain:0              Against: 0

**K. Discussion needed with Strata Board:**

- Board to make sure we communicate better and create more of a synergy with the Maintenance Committee

**Old Business:**

1. Various Parking signs have been installed few more to go. Lead: Michael P.
2. Maintenance: Window cleaning done
3. Birch building updates all done
4. Radium Peaks Gas Supply Issues - testing done suggested solutions to be discussed/tabled until next AGM
5. Birch BBQ Grease Damage - owner notified to deal with it themselves.
6. Letter to Kone to cancel contract - Darwin to send email
7. Letters of Insurance are required be sent to the Board. We still require over 50%

**Motion to Adjourn: 8:43 pm**

Moved by: Darwin                      Seconded by: Sean  
For: 6                      Abstain: 0              Against: 0  
Results: Carried

**Next Meeting: July 10 2023 7:00pm MST**