



The Peaks Board of Directors Minutes
Monday January 22, 2024 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL

A. Meeting Convened: 7:09 pm

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

B. Approval of Agenda

MOTION: Approve agenda

Moved by: Darwin

Seconded by: Linda

Amendments/Changes:

For: 6 Abstain: 0 Against: 0

Results: Carried

C. Board Discussion:

Director Code of Ethics: Lead Darwin Baker

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

D. Approval of Previous Board of Directors Minutes:

MOTION: Approve the Board Meeting Minutes of November 22nd 2023 as presented.

Moved by: Darwin

Seconded by: Darwin

For: 6 Abstain: 0 Against: 0

Results: Carried

E. Financials - Lead Linda.

MOTION: Appoint Gary Pattison as the Auditor

Moved by: Linda

Seconded by: Wayne

For: 6 Abstain: 0 Against: 0

Results: Carried

F. Insurance - Lead Linda

No updates/changes

G. Hot Tub Survey - Lead Sean

Sean Update

H. The Maintenance Committee submitted their 5 year Contingency Budget Proposal to the Board for the upcoming budget.

The Board extends its thanks to the committee for their time and effort on behalf of all Peaks owners.

I. Use of Cameras to deter abuse the garbage disposal in our bins by owners - Lead Darwin

We will continue to follow up for a presentation at the AGM

J. Parking/Landscaping Suggestion - Lead Darwin

We will get Kevin to look into pricing for landscaping rocks to prevent parking on the grass by Birch North and Will Garbage 5-6 stones should work leaving room for the mower but not a vehicle.

K. Garbage Issues - Lead Darwin

Darwin to create a more detailed map/education flier to the recycling behind the liquor store and to the Edgewater Transfer Station. Hopefully the new proposed Radium Transfer Station and our plan to add a recycling bin in the west garbage room will help.

L. STR Licenses - Lead Michael

Follow up required with a few stragglers and if they are still advertising they will be fined as of January 31 2024..

MOTION: Approval as per our Bylaws to fine any STR advertising without a valid Radium STR Licence or have not supplied their insurance and is therefore violating our bylaws by January 31, 2024.

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

M. AGM Planning and Date:

- Saturday March 23rd at 9:30 am Registration at 9:00 am**
In person at the Amenities Room and by Google Meets
- John and Michael to arrange Google Meets
 - Linda to prepare Budget
 - Darwin to prepare AGM Docs. & Letters/Package

Old Business:

Motion to Adjourn: 8:42 pm

Moved by: Linda Seconded by: Michael
For: 5 Abstain: 0 Against:
Results: carried

Next Meeting: February 19 at 7:00 pm MST