



**The Peaks Board of Directors Minutes**  
Monday April 10, 2024 7:00 pm  
**Location: Virtual - Google Meet Conference Call**  
**Draft**

**A. Meeting Convened: 7:06 pm**

Members in attendance: Heather Screaton, Dennis Gibeau, John Boone, Michael Preudhomme, Darwin Baker and Linda Nickerson

**B. Approval of Agenda**

**MOTION:** Approve agenda

Moved by: Darwin

Seconded by: John

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.

New Forms to signed by Darwin to send ot ASAP

**D. Approval of Previous Board of Directors Minutes:**

**MOTION:** Approve the Board Meeting Minutes of Feb 19 2024 as presented.

Moved by: Michael

Seconded by: John

For: 4

Abstain: 3

Against: 0

Results: Carried

**E. Assignment of Board roles for the upcoming year:**

- |                       |                    |
|-----------------------|--------------------|
| • President           | Sean Harris        |
| • Past President      | Darwin Baker       |
| • Vice President      | Michael Preudhomme |
| • Secretary           | Heather Screaon    |
| • Treasurer           | Linda Nickerson    |
| • Maintenance Liaison | Dennis Gibeau      |
| • Contractor Liaison  | John Boone         |

**F. Insurance - for Strata Unit W205 Lead Linda**

**MOTION:** Approve the Quote from Westland Insurance \$841.00 the cheaper of 2 quotes so far, as presented. Linda will be seeking out 1 more quote ASAP before we approve. meeting.

**G. Hot Tub Survey - Lead Sean**

Approval to launch survey with in a week as presented by Sean

**H. Approval of Replacements Garage door Openers:**

**MOTION:** Approve the Purchase of back up buttons for the Poplar and Willow garage doors from amazon. We will order 3 to test.

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

**I. Board to get revised quote for Heat Tape to help prevent water damage:  
Lead Sean and Dennis with Kevin.**

**J. Approval of Increase for the Maintenance Operations:**

**MOTION:** to Increase by the cost of living.

Moved by: Heather                      Seconded by: Linda  
For: 6              Abstain: 0              Against: 0  
Results: Carrier

**J. Leaks into the parkades into the storage areas.:**

**Lead:** Dennis and Sean to work with the Maintenance Committee and Kevin to get quotes.

**New Business:**

- **Ensure new board Members are set up for email and access.**

**Old Business:**

**Motion to Adjourn: 8:40 pm**

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

**Next Meeting: May 08 at 7:00 pm MST**