



**The Peaks Board of Directors Minutes**  
Monday February 19, 2024 7:00 pm  
**Location: Virtual - Google Meet Conference Call**  
**Draft**

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

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

**B. Approval of Agenda**

**MOTION:** Approve agenda

Moved by: Linda

Seconded by: Darwin

Amendments/Changes:

For: 5

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 Jan 22 2024 as presented.

Moved by: Linda

Seconded by: John

For: 5

Abstain: 0

Against: 0

Results: Carried

**E. Financials - Lead Linda.**

**MOTION:** AGM Financials approval as presented.

Moved by:

Seconded by:

For:

Abstain: 0

Against: 0

Results: Carried

**F. Insurance - Lead Linda**

No updates

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

No Updates

## **I. Parking/Landscaping**

### **Updates Access Concerns for contractors.**

Looking 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.

## **J. Suggested Bylaw Change - Lead Michael**

The Village has changed their forms & policy regarding occupancy. Given this change, we recommend dropping the following 2 highlighted clauses from our STR bylaws:

- 3(9)(b)h.a.: the number of adults occupying the strata lot as short-term accommodation must not exceed 2 adults per legal bedroom plus children (for clarity dens, lofts, or alternative living spaces are not considered a "legal bedroom" for the purpose of these bylaws); and
- 3(d)(b)i.c.: no more than two adult guests are permitted per bedroom, plus children.

Keeping our bylaws in line with the building code would seem necessary from a legal liability point of view. Dropping the above 2 clauses would achieve that, keep us in line with the Village and hopefully minimize our legal costs in having the bylaws changed.

**Motion:** To add these bylaw amendments at the FY25 AGM to align with the Village by removing:

3(9)(b)h.a.: the number of adults occupying the strata lot as short-term accommodation must not exceed 2 adults per legal bedroom plus children (for clarity dens, lofts, or alternative living spaces are not considered a "legal bedroom" for the purpose of these bylaws); and  
3(d)(b)i.c.: no more than two adult guests are permitted per bedroom, plus children.

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

## **K. 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: 8:24 pm**

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

**Next Meeting: March 06 at 7:00 pm MST**