



**The Peaks Board of Directors Minutes**  
Thursday Oct 10, 2024 7:00 pm  
**Location: Virtual - Google Meet Conference Call**  
**Final**

**A. Meeting Convened: 7:00 pm**

Members in attendance: Sean Harris, Darwin Baker, Dennis Gibeau, Heather Screaton, John Boone, Linda Nickerson

**B. Approval of Agenda**

**MOTION:**

Moved by: Sean                      Seconded by: Heather

Amendments/Changes:

For: 6      Abstain: 0      Against: 0

Results: Carried

**C. Board Discussion:**

**Director 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:** Approve the Board Meeting Minutes of Sept 11 2024 as presented.

Moved by: John                      Seconded by: Linda

For: 6      Abstain: 0      Against: 0

Results: Carried

**E. Hot Tub Survey - Results were shared with all owners, Board to get quotes for the two preferred options and once obtained and we will then schedule an SGM for owners to vote on so work can proceed.**

Currently, we have only been able to obtain one quote to remove and fill in the indoor hot tub:

- Hot-tub removal and filling: \$28,515 +GST
- Hot-tub room vinyl replacement: \$14,815 +GST

No further options were made available for a second quote.

A second option was presented to decommission the hot tub, fill it and deck over a portion of the room. A quote for this option will be obtained.

**F. Heat Tape to help prevent water damage:**

**Lead Sean and Dennis with Kevin**

The Maintenance Committee has obtained a quote that has been approved by The Board. The work is booked and a sample area over the Willow will be installed as a proof of concept before the heat tape is installed throughout the rest of the complex.

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

The Maintenance Committee has been engaged, currently waiting on quotes. During a sync with the Maintenance Committee they reiterated that this is a planned project.

Currently, we have only been able to obtain one quote YTD: The approximate cost is in excess of \$57,000.

The board will discuss this internally and plans to move forward with this shortly.

**H. Patio Door Replacements**

The repairs have been booked in with a contractor and we are waiting for availability before they can start the work.

**I. Good Neighbor Policy**

Draft copy have been reviewed. Heather to review Rules of Conduct Policy to see how best to incorporate with Good Neighbor Policy..

**J. Bylaw resolution**

Proposed changes to Short-term Rental Bylaws at the AGM need to be updated and corrected prior to submission. Legal team requires these changes to be resubmitted.

**K. Roles and Responsibilities**

**L. Monthly Insurance Report**

**M. RDH Report**

The maintenance committee requires access to 3 units per building 2 on the second and third floor in order to conduct a survey of the balconies.

**N. Poplar Painting and Carpet**

**O. Maintenance Contractor resignation**

*In Camera 8:50 -9:10 pm*

**P. MOTION: Approval for Kevin Northy to have full access to the mailbox P.O. Box 63, Radium Hot Springs B.C.:**

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

**Motion to Adjourn:9:11 pm**

Moved by:Linda Seconded by: Sean  
For: - 6      Abstain: - 0      Against: - 0  
Results: - Approved

**Next Meeting: at 7:00 pm MST November 13, 2024**