



The Peaks Board of Directors Minutes
Wednesday Feb 12, 2025 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL

A. Meeting Convened: 7:03 pm

Members in attendance: Sean Harris, Darwin Baker, Dennis Gibeau, Michael Preudhomme, Linda Nickerson, John Boone

B. Approval of Agenda

MOTION:

Moved by: Michael Seconded by: Sean

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 Jan 15 2025 as presented.

Moved by: Darwin Seconded by: Michael

For: 5 Abstain: 1 Against: 0

Results: Carried

E. Hot Tub - Peter on the Maintenance Committee obtained a quote for ~\$5,800 for the decking alone, and a further ~\$5,400 for vinyl covering.

F. Leaks into the parkades into the storage areas:

Columbia Valley Engineering was engaged to review the problem areas and provide a report for the best COA to resolve the issue. The report has not yet been completed. The board has followed up with the Engineering company again, they are expediting the work.

G. AGM Vote for Camera The board to follow up with CHOA to determine what would be required before putting this to a vote.

H. Bylaw resolution

Proposed changes to Short-term Rental Bylaws at the AGM have been and are ready for submission to the legal team once voted on at the AGM.

I. Roles and Responsibilities A PDF of the CHOA roles and responsibilities has been presented. This can be referenced to create "The Peaks" specific duties.

J. Monthly Insurance Report

Nothing to report no changes

K. Poplar Painting and Carpet Vote to send 50% to Contractor with the remainder due when the work is completed, the project is currently 75% complete with a forecasted completion in a few weeks.

Moved by: Sean Seconded by: Michael
Amendments/Changes:
For: 5 Abstain: 1 (John Boone) Against: 0
Results: Carried

L. Fourth Quarter Financials & budget - Lead Linda
Fiscal 25 expenses came in approximately \$50,000 under budget. Budget 2025-2026 in progress.

M. AGM Date The AGM will be held on March 29th, 2025

Motion to Adjourn: 8:48 pm

Moved by: Linda Seconded by: Michael
For: 6 Abstain: Against:
Results: Carried

Next Meeting: at 7:00 pm MST February 24, 2025

Require Short Term Rental Bylaw Change

To match the Village of Radium Hot Springs Short Term Rental bylaws and rules, the two highlighted clauses and text below need to be dropped from Section 3(9) of our Strata's Bylaws.

3(9) h. ensure the owner and/or guests, including without limitation short term accommodation guests, abide by all Village of Radium bylaws, rules, and regulations including, but not limited to:

- 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
- b. provide access to at least one dedicated parking spot per 2 legal bedrooms;

3(9) i. ensure all advertisements for the short term accommodation (including but not limited to Airbnb and Vacation Rental By Owner), include the following in the description:

- a. underground parking is available;
- b. no pets permitted; and
- c. no more than two adult guests are permitted per bedroom, plus children.

By dropping the above two highlighted clauses and text, the new wording of the above two clauses will be as below, and the motion is approve the removal of the above highlighted text from Section 3(9) of the Strata's bylaws and to rename Section 3(9) h.b. to 3(9) h.a.

3(9) h. ensure the owner and/or guests, including without limitation short term accommodation guests, abide by all Village of Radium bylaws, rules, and regulations including, but not limited to:

- a. provide access to at least one dedicated parking spot per 2 legal bedrooms;

3(9) i. ensure all advertisements for the short term accommodation (including but not limited to Airbnb and Vacation Rental By Owner), include the following in the description:

- a. underground parking is available; and
- b. no pets permitted