



**The Peaks Board of Directors Minutes
Wednesday Dec 10, 2025 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL**

A. Meeting Convened: 7:17 pm

Members in attendance: Darwin Baker, Sean Harris, Dennis Gibeau, Nicole Trigg, Alan Pearson

B. Approval of Agenda

MOTION: Approval of Agenda

Moved by: Darwin Seconded by: Alan

Amendments/Changes:

For: 5 Abstain: - Against: -

Results: Carried

C. Board Discussion:

Director Code of Ethics:

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

Please Sign and Save FY26 Declarations in the following folder

[<Board/FY26/Code of Ethics>](#)

D. Approval of Previous Board of Directors Minutes:

MOTION: Approve the Board Meeting Minutes of Oct 15, 2025 as presented.

Moved by: Sean Seconded by: Dennis

For: 3 Abstain: 2 Against: -

Results: Carried

E. Soffit Repair Window Cleaning Company came out and reinstalled the soffit however he was unable to secure it with screws due to unsafe conditions. He will need to come back in the spring to secure it.

F. Insurance Declarations -

All but 3 owners have provided their Declaration of Insurance forms. There has been positive feedback from the owners regarding this initiative.

G. Privacy Policy- old business

Should we try to contract drafting the policy to said owner. An assurance was given to the owners at the last AGM this would be a priority. Michael forwarded to Alan Privacy Policy requirement links, Alan to contact our owner with privacy expertise to discuss.

H. 2026-27 Budget - Nicole is aiming to start in January

I. Visions Work Status - Large amount of the work Scope has been substantially completed. The Contractor has invoiced for payment of completed works. Work will continue in the spring when the forecast allows.

J. News Letter Due to the resignation of our secretary The Peaks News Letter will need to be placed on hold until another volunteer has been found to take on this work.

K. EV / PHEV Charging

MOTION: EV / PHEV Charging is strictly prohibited on Peaks property, the board has the right to correct any contravention by removing any property that is harming the shared property such as the charging cord, violators will be charged a \$200 fine per occurrence.

Moved by: Darwin Seconded by: Sean
For: 5 Abstain: - Against: -
Results: Carried

Motion to Adjourn:

Moved by: Sean Seconded by: Nicole
For: - 5 Abstain: - Against: -
Results: Carried

Next Meeting: at 7:00 pm MST Jan 14, 2026