



The Peaks Board of Directors Minutes
Wednesday Oct 15, 2025 7:00 pm
Location: Virtual - Google Meet Conference Call
Final

A. Meeting Convened: 7:02 pm

Members in attendance: Darwin Baker, Michael Preudhomme, Alan Pearson, [Dennis Gibeau](#)

B. Approval of Agenda

MOTION:

Moved by: Michael Seconded by: Dennis

Amendments/Changes:

For: 4 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 Sep 10, 2025 as presented.

Moved by: Alan Seconded by: Dennis

For: 3 Abstain: 1 Against: -

Results: Carried

E. Need approval of Genie Lift rental @ \$440/day to fix eaves level soffit backside of Poplar

The soffit does not need to be replaced, but has been dislodged since the large windstorm. This has resulted in squirrels getting into the attic, which were live trapped & relocated. There is no other safe method to be able to do this job, except with the Genie lift. Probably too heavy!

- Due to safety concerns we should try to contract this out, ask Maintenance Committee to assist Kevin so source some quotes.

F. Insurance Declarations - Heather will update Michael tomorrow

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

G. Pool signage requested by insurer - recommendation letter in folder - I had forwarded this to the Board on June 29 and no one replied. This needs to get done asap.

- Swim at your own risk signage within the swimming pool area
- Use at your own risk signage within the hot tub area

Darwin to complete draft by Sunday for Board approval and Michael will get them printed for Kevin to

H. Technical Safety BC - the electrical permit is in the agenda folder

J. Bookkeeper annual increase in budget FYI - approve Jesse's annual monthly increase

MOTION: Approve Jesse's annual increase as presented.

Moved by: Michael Seconded by: Alan

For: 4 Abstain: Against: -

Results: Carried

K. Whole-building surge arrestors for the complex. Heather obtained a quote for a rough cost of \$2800 per panel, at roughly 6 panels throughout the complex. This should be referred to the Maintenance Committee to assess the need and decide should it be planned and executed within our fiscal maintenance capital plan

L. Privacy Policy- old business

Michael has requested Heather provide the contact info for the owner with expertise in this area.

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 to forward Alan Privacy Policy requirement links, Alan to contact our owner with privacy expertise to discuss

M. Can Kevin start tree the planned tree removal @ \$500/tree all inclusive

Alan to investigate professional contractors willing to drop, buck up and haul away the trees

N. Approve Turf N Timber snow removal quote for \$955.50 incl GST

MOTION: Approve Turf N Timber snow removal quote.

Moved by: Darwin Seconded by: Michael

For: 4 Abstain: Against: -

Results: Carried

O. Who will take on Heather's Contractor Liaison & Email answering duties?

Michael has volunteered for both until the next AGM.

P. We would like to thank Heather Screaton for her time and work on the Board, unfortunately she has decided to resign.

Q. 2026-27 Budget - Nicole is aiming to start in November

Motion to Adjourn:

Moved by: Michael Seconded by: Darwin

For: 4 Abstain: - Against: -

Results: Carried

Next Meeting: at 7:00 pm MST Nov 12, 2025