



The Peaks Board of Directors Minutes
Wednesday Jan 14, 2026 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL

A. Meeting Convened: 7:06 pm

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

B. Approval of Agenda

MOTION: Approval of Agenda

Moved by: Sean Seconded by: Michael

Amendments/Changes:

For: 6 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: Darwin

For: 5 Abstain: - 1 Against: -

Results: Carried

E. Soffit Repair Window Cleaning Company has been paid. He will need to come back in the spring to secure the larger soffit. The small windowless dormer still needs its soffit repaired.

F. Insurance Declarations -

All but 2 owners have provided their Declaration of Insurance forms, both their last submitted policies have already expired. There has been positive feedback from the owners regarding this initiative.

G. Privacy Policy- old business

Our volunteer owner has drafted a first version of the privacy policy. They are aiming to have the draft ready to present for the AGM.

H. 2026-27 Budget - Nicole is aiming to present in February

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. Elevator Modernization - Poplar Building \$170 000.00

Moved by: Darwin Seconded by: Michael
For: 6 Abstain: - Against: -
Results: Carried

K. AGM Prep Tentatively planned for Mar 21st, 2026, Mailout due Mar 6, 2026.

Motion to Adjourn:

Moved by: Darwin Seconded by: Sean
For: 6 Abstain: - Against: -
Results: Carried

Next Meeting: at 7:00 pm MST Feb 11, 2026