



**The Peaks Board of Directors Minutes**  
Wednesday Feb 18, 2026 7:00 pm  
**Location: Virtual - Google Meet Conference Call**  
**FINAL**

- A. Meeting Convened:** 7:05 pm  
Members in attendance: Darwin Baker, Sean Harris, Dennis Gibeau, Nicole Trigg, Alan Pearson
- B. Approval of Agenda**  
**MOTION:** Approval of Agenda  
Moved by: Michael                      Seconded by: Dennis  
Amendments/Changes:  
For: 5            Abstain: 1            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: Alan            Seconded by: Sean  
For: 6            Abstain: -            Against: -  
Results: Carried
- E. Insurance Declarations -**  
All but 2 owners have provided their Declaration of Insurance forms, both their last submitted policies have already expired. Warnings have been issued and the board is in the process of collecting fines.
- F. Privacy Policy-** A draft privacy policy and procedures document has been provided to the board and must be reviewed internally before it is presented at the AGM.
- G. 2026-27 Budget -** Nicole preliminary budget reviewed.
- H. 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.

**I. Office/Maintenance Computer Replacement** The computer that runs the FOB software is 14 years old and failing. The replacement computer can be used for the FOBs, maintenance and any future needs.

**MOTION:** To raise a budget of up to \$1000 to replace the computer with its relevant hardware.

Moved by: Alan      Seconded by: Nicole

For: 6      Abstain: -      Against: -

Results: Carried

**J. AGM** planned for Mar 21st, 2026, Final prep meeting Mar 3, 2026, Mailout due Mar 6, 2026.

**Motion to Adjourn:**

Moved by: Darwin      Seconded by: Michael

For: - 6      Abstain: - 0      Against: - 0

Results: - Carried

**Next Meeting: at 7:00 pm MST Mar 3, 2026**