



The Peaks Board of Directors Meeting
Wednesday May 13, 2026 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL

A. Meeting Convened: 7:04 pm

Members in attendance: Sean Harris, Dennis Gibeau, Michael Preudhomme, Bev Garnett, Darwin Baker, Allan Pearson and Nicole Trigg

B. Approval of Agenda

MOTION:

Moved by: Michael Seconded by: Darwin

Amendments/Changes:

For: 7 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.

Please Sign and Save FY27 Declarations in the following folder:

https://drive.google.com/drive/folders/1x_8r14bWepyQWmepSCSjCRR5rzTMQiMK?usp=drive_link

D. Approval of Previous Board of Directors Minutes:

MOTION: Approve the Board Meeting Minutes of Apr 08 2026 as presented.

Moved by: Michael Seconded by: Sean

For: 5 Abstain: 2 Against: 0

Results: Carried

E. Propane Supply Proposals (see meeting sub-folder) (lead Michael)

MOTION: To accept the: proposal as presented.

Moved by: Michael Seconded by: Sean

For: 7 Abstain: 0 Against: 0

Results: Carried

F. Signage Policy (lead Darwin)

MOTION: To accept the policy as presented.

Moved by: Darwin Seconded by: Bev

For: 7 Abstain: 0 Against: 0

Results: Carried

G. Recycling Solution Required

Owners who were doing it don't wish to continue
Concern over tenants who volunteered
Radium Fire Chief has been emailed & called

H. Carpet Cleaner solution needed (lead Nicole)

Current carpet cleaner keeps breaking down. Nicole to check commercial cleaning. Darwin on possible return of old cleaner

I. Owner complaint about cooking smells from neighbour (lead Michael)

Discussion on reporting, warning and fining our Bylaw infractions. Bev to request Form K from owner, and acknowledge complaint.

J. Underground Parkade Theft Concern

An owner was concerned that someone had touched and moved things in the back of his truck. Requested he be allowed to install a security camera in his storage locker. Alan to check with our privacy expert on the legality of storage locker & doorbell cams

K. Maintenance Committee Update (lead Dennis)

The maintenance committee has met with the contractor to see when they can complete the surfacing prior to filling/opening the pool. Pool deck finished, further quotes being sought for Willow work Update to follow.

L.. . Board Volunteer: Window cleaning & Fire Alarm/Sprinkler contracts (lead Michael)

A board member is needed to take on the responsibilities of arranging the annual window cleaning in the spring and the annual fire alarm/sprinkler system checks. Darwin v

Motion to Adjourn: 8:30 pm

Moved by: Michael Seconded by: Nicole

For: 7 Abstain: 0 Against: 0

Results: Carried

Next Meeting: at 7:00 pm MST Wednesday June 10, 2026