



The Peaks Board of Directors Agenda
Wednesday Aug 12th, 2026 7:00 pm
Location: Virtual - Google Meet Conference Call
FINAL

A. Meeting Convened: 7:07 pm

Members in attendance: Dennis, Alan, Bev, Darwin, Nicole

B. Approval of Agenda

MOTION: To approve the Agenda

Moved by: Dennis Seconded by: Allan

Amendments/Changes:

For: 5 Abstain: 0 Against: 0

Results: carrier

C. Board Discussion:

Director Code of Ethics:

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

D. Approval of Previous Board of Directors Minutes:

MOTION: Approve the Board Meeting Minutes of June 10th 2026 as presented.

Moved by: Bev Seconded by: Dennis

For: 4 Abstain: 1 Against: 0

Results: carried

E. W207 Request for Reconsideration Alteration Application for deck roll-up screens (lead Sean)

MOTION:. The board has reconsidered and approved their alteration application with a request to approve of the Color before proceeding.

Moved by: Allan Seconded by: Dennis

For: 5 Abstain: 0 Against: 0

Results: Carried

F. Bylaw Infractions brought forward by the Maintenance Committee due to risk of damage to the buildings (lead Darwin) and Latest noise violation.

MOTION: To proceed with a warning letter to those in violation of building infractions and take a wait and see with the 1st time noise violation.

Moved by: Dennis Seconded by: Allan

For: 5 Abstain: 0 Against: 0

Results: Carried

G. Discussions:

1. **Birch 1st floor water issue** (over the weekend) - received an e-mail this morning (August 10th) from co-owner (Donald Berthelette) concerned about the maintenance person's response to his daughter, Angele. I asked him to send a photo of the stain for our records and mentioned that a strata board member would contact the maintenance individual to ensure appropriate handling when dealing with owners/tenants. **Action:** Board will review with Kevin individual; send out an e-mail to all owners requesting that they remember to provide updated information (e-mail/phone #s) in the event of emergencies.
2. **Hot Tub:** Darwin to review program with Michael
3. Soffit repairs (e-mails starting back on May 22nd) - Board to follow up with Kevin and the Maintenance committee.
4. Hunter Fire Protection (e-mail July 11th) - Board to follow up with Kevin and the Maintenance Committee.
5. E-bikes: Lithium safety notice to be sent out.

Executive Session:

Board will go into an Executive Session to discuss a confidential matter - no shared minutes during this time.

Time In: 8:33 pm

Time Out: 9:23 pm

H. Carpet Cleaner solution needed Darwin)

Current carpet cleaner keeps breaking down. Darwin checked on the possible return of the old cleaner, still waiting for supplier response. Commercial cleaning of all 4 buildings \$3,623 + GST. Darwin to research other possible cleaning units.

I. Board Changes

Michael Preudhomme resigned We thank Michael for his hard work and Dedication to the Peaks Darwin Baker will assume the President's role.

Current Board

President	- Darwin Baker
Vice President	- Sean Harris
Treasurer/Insurance/Legal	- Nicole Trigg
Maintenance Liaison	- Dennis Gibeau
Contracts Liaison	- Needs to be assigned
Secretary	- Bev Garnett
Privacy Officer	- Allan Pearson
Member at Large	- Open

Nominee for the 7th Board Member: Ryan Scholefield Willow 304

Nominated by Darwin Baker

Moved: Allan Second by: Bev

For: 5 Abstain: 0 Against: 0

Results: Carried

Motion to Adjourn: 9:24 pm

Moved by: Michael Seconded by: Darwin

For: Abstain: 0 Against: 0

Results:

Next Meeting: 7:00 pm MST Wednesday Sept 9, 2026