



The Peaks Board of Directors Agenda

Wednesday Sept. 9th, 2026 7:00 pm

Location: Virtual - Google Meet Conference Call

FINAL

A. Meeting Convened: 7:14 pm

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

B. Approval of Agenda

MOTION: To approve the Agenda

Moved by: Sean Seconded by: Dennis

Amendments/Changes:

For: 4 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 Aug 12th 2026 as presented.

Moved by: Nicole Nicole Seconded by: Dennis

For: 3 Abstain: 1 Against: 0

Results: Carried

E. Follow up on bylaw infractions brought forward by the Maintenance Committee due to risk of damage to the buildings (lead Darwin)

Action: Darwin to proceed with a warning letter to those in violation of building infractions without further delay. To be completed by month end.

F. Financial update Lead Nicole - 7.8% under spent/budget end of Q2 (July)

G. Discussions:

- Dennis to follow up with the maintenance committee for a recommendation for procedures with water leaks report, to ensure we are being preventative to more damage, for Kevin to follow and report to the maintenance committee

and Board.

- **Willow 207 Issues Reported:**

Sean to follow up with Kevin and the Maintenance Committee. To provide an update and next steps.

H. Executive Session:

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

Time In: 8:00 pm

Time Out: 9:00 pm

G. Carpet Cleaner solution needed Darwin)

Darwin and September to meet and come up with a recommendation. By 1st week of October.

Motion to Adjourn: 9:00 pm

Moved by: Nicole Seconded by: Dennis

For: 4 Abstain: 0 Against: 0

Results:

Next Meeting: 7:00 pm MST Wednesday Oct 14, 2026