

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

March 5, 2024

APPROVED – April 2, 2024

Present:

Audrey Buchinski – President
Les Sayer – Vice-President
Elaine Zaplachinski – Treasurer
Gayle Nicholson – Secretary
Peter Lovett – Director
Emily Allan – Director
Nancy Vukas (KDM Management)

Roy van de Kamp – absent with regret

1. Call to order

Audrey called the meeting to order at 9:30 a.m.

2. Conflict of Interest Declaration

This item has been implemented by KDM for boards to use on their agendas. We are to note if a board member has family or a relationship to a contractor or has an issue with an owner. If that is the case, when the topic is discussed, the board member would be excluded from the discussion/deliberation.

3. Approval of agenda

Motion made by Gayle and seconded by Emily to approve the agenda. All in favour.
Carried.

4. Approval of minutes

Motion made by Gayle and seconded by Peter to approve the minutes of February 6, 2024.
All in favour. Carried.

5. Financial

a. Financial reports

The report for January 2024 was received as information.

b. Arrears

The total amount owing in arrears is \$748.98.

c. Cheques

Cheques have been signed and distributed. Cheque #1480 voided due to incorrect labour costs.

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

March 5, 2024

APPROVED – April 2, 2024

d. Budget

The Budget will be sent to the owners on March 4, 2024.

6. Unfinished business

a. Shaw – New equipment change

All new equipment changes have been completed. After some discussion it was decided that Internet to the guest suites was not necessary. Item closed.

b. Reid's Roofing quote

Reid's Roofing will respond once they commence work for the spring.

c. Fire Inspection

Quotes for common property and in-suite fire inspections have been received. These quotes include GST: Alltron - \$5,355.00; MMCI - \$4984.35. A quote from Guardian Fire and Electrical Inc - \$3,039.75. Motion made by Gayle and seconded by Peter to accept the quote from MMCI. All in favour. Carried. KDM will get a date for this inspection.

d. XXX Window

The window seal appears to have broken. KDM to get quotes to replace glass.

7. New business

a. Pure Mechanical rate increase

Pure Mechanical has advised that their hourly rate is to be increased from \$95.00 to \$99.50 per hour. Motion made by Emily and seconded by Elaine to accept this increase. All in favour. Carried. Item closed.

b. Boiler Repairs

During the fall maintenance deficiencies were discovered in boiler #1. Cost to repair the boiler is \$7,884.00 plus GST. A separate quote was received to install a new Low Water Cutoff Controller (LWCO) in the boiler. Cost to install new LWCO is \$838.00 plus GST. Motion made by Peter and seconded by Gayle to accept these quotes. All in favour. Carried. These charges will be paid out of the Reserve Bank Account.

c. Parkade Door Damage

The owner in Unit XXX damaged the parkade door operator on February 18, 2024. Jackson and James repaired the operator at a cost of \$520.28. Motion made by Les and seconded by Emily to have this charge billed back to the owner. All in favour. Carried. Item closed.

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

March 5, 2024

APPROVED – April 2, 2024

d. Gas Detection System

Testing and calibration of the system was done on February 5, 2024 by 4 Way Inspection Services Ltd. Report received and sent to Pure Mechanical. Pure Mechanical adjusted MUA units. Item closed.

e. Party Room Policy

The party room policy was discussed and it was decided to leave it as is. Item closed.

f. Notice

Discussion regarding information to be put in the notice. The notice to be completed once all information has been received.

g. Alberta Health Inspection Report

The inspection of the swimming pool and hot tub was completed on February 21, 2024. The report has been received as information. Item closed.

h. Parkade Cleaning

KDM to contact Grass Plus to get a quote and set a date in May.

8. Correspondence

- a. A letter was received from Unit XXX. Answered by KDM.

9. Social

None

10. Next meeting date

The next meeting will be held April 2, 2024.

11. Adjournment

Audrey adjourned the meeting at 10:15 a.m.