

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

August 5, 2025

Present:

Audrey Buchinski – President
Les Sayer – Vice-President
Elaine Zaplachinski – Treasurer
Gayle Nicholson – Secretary
Peter Lovett – Director
Emily Allan – Director
Vincent Harvey – Director
Nancy Vuksa – Manager, KDM Management

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 Elaine to approve the agenda. All in favour.
Carried.

4. Approval of minutes

Motion made by Gayle and seconded by Vince to approve the Minutes of July 8 and 24, 2025. All in favour. Carried.

5. Financial

a. Financial reports

The report for June, 2025 was received as information.

b. Arrears

No arrears.

c. Cheques

Cheques have been signed and distributed.

6. Unfinished business

a. Restrictive Covenant

KDM has been asked to check the status of the Special Resolution.

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

August 5, 2025

b. Fire Inspection

Alltron completed the sprinkler repairs July 11, 2025. Emergency lighting third floor has been checked and batteries were replaced. Item closed.

c. Carpet Cleaning

Carpeteers' completed the carpet cleaning of the common areas July 25, 2025. Item closed.

d. Shrubs

The shrubs have been pruned. North bed by city lake property requires maintenance. D & B Contractors have been notified.

e. Sump Pump and Parkade Drain Cleaning

A quote has been received, from Pure Mechanical, for the cleaning of 13 sump pits; 2 ramp drains and 9 parkade floor drains in the amount of \$2,688.00 plus 35 cents per kilogram for waste disposal. Motion made by Vince and seconded by Peter to approved the quote. All in favour. Carried.

f. Reid's Roofing

The maintenance contract was approved at the last meeting. Inspection and maintenance done July 23, 2025. The following work was done: 3 broken tiles were replaced, several cracked tiles were repaired, and debris cleared from valleys, chimney flashing was re-sealed. The pigeon spikes, which were installed on the roof during eavestrough replacement, are working great. However, the birds have moved to the other side. Reid's Roofing will install additional deterrents, the cost included in the contract. There are two ridge caps damaged. Reid's Roofing will order and replace.

g. Elevator

We have not written a cheque for the \$1,000.00 deductible. All forms have been signed. KDM to write the cheque.

h. Water Stain in Ceiling Unit XXX

Motion made by Peter and seconded by Les to have On Side investigate and give a quote. All in favour. Carried.

i. Window Unit XXX

The window was repaired July 22, 2025. Item closed.

j. Unit and Balcony Inspections

A notice was delivered to all residents and the following replies were received:

SIERRAS ON THE LAKE

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Board of Directors Meeting Minutes

August 5, 2025

Unit XXX – repairs required under window
Unit XXX – inspection of Duradeck required
Unit XXX – inspection of railing required
Unit XXX – inspection Duradeck required

k. AGM

Vince to organize set up for Wednesday, September 10, 2025. The Social Club will look after the coffee and treats. Door prizes will be provided by contractors.

7. New business

a. Elevator Repairs.

Elevator information was received regarding Door Operators and Controllers (the brains of the elevator). The components are obsolete – meaning parts are not available. Information was filed for new Board.

b. Guest Suite Toilet

The toilet in guest suite #1 was leaking. Pure Mechanical installed a new seal on July 13, 2025. Toilet continued to leak and on July 16 it was found a hose from the tank was leaking. This was repaired. We are waiting for the billing.

8. Correspondence

a. None

9. Social

Three of the party room chairs were disposed of because they were broken.

10. Next meeting date

The next meeting date will be set by the new Board.

11. Adjournment

Audrey adjourned the meeting at 10:00 a.m.