

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881 Board of Directors Special Meeting Minutes October 21, 2025

Present:

Roger Mellor – President
Les Sayer – Vice-President
Elaine Zaplachinski – Treasurer
Arlene Vandekamp – Secretary
Peter Lovett – Director
Emily Allan – Director
Vincent Harvey – Director
Jesse Kruper – Consultant with 8760

Minutes: Arlene Vandekamp

- 1. Call to Order:** Roger called the meeting to order at 9:30 a.m.
 - 2. Approval of Agenda:** Motion made by Arlene and seconded by Peter to approve the agenda. All in favour. Carried.
 - 3. Unfinished Business**
 - a. 8760 – Energy Consultant Jesse Kruper** joined us to review our contract for power and natural gas which is valid to the end of 2026. Prices continue to rise. After presenting the information, Jesse left the meeting. Motion made by Peter and seconded by Vince to extend our contract for power and natural gas through to the end of 2028. Motion carried with two opposed. Item closed.
 - b. Tree Pruning:** We received two quotes for tree and shrub pruning.
 - i.** Motion made by Arlene and seconded by Vince to approve the quote from D&B Contracting for \$2565 plus gst. Motion carried with one opposed.
 - ii.** Motion made by Emily and seconded by Peter to remove the 2 ninebark shrubs on the south side of the main entrance door, included in the above quote. Motion carried with two opposed.
 - 4. New business**
 - a. Digital Door Locks:** Request from Unit XXX and XXX to install digital locks on their unit doors, one of which was for health and safety reasons. Motion made by Les and seconded by Vince to allow these two units to install digital locks, with the color and model to be defined by the board. Motion carried with two opposed.
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- b. Hot Water:** Unit XXX has notified us that it takes almost half an hour of running water for hot water to reach the unit. We have in the past had contractors looking at this, without much success. Vince will speak to Pure Mechanical as well as another contractor to give an opinion.
- c. Fire Alarm** went off on Oct. 15 due to smoke in a unit. No damage to common property. Roger will ask the fire department if there are safety measures we could take. Item closed.
- d. Letters from KDM to unit owners** in response to owner concerns will be sent as needed, with a copy to board members as information. Item closed.
- e. Lighting:** Unit XXX notified us about a concern about exterior lighting. Peter will contact a contractor to have a look, and get a quote if necessary.
- f. Green Bins:** Roger will ask the city for some big posters to put up. Item closed.
- g. Security:** Still waiting for alarms to be updated. Total Integration has not responded to our requests for computer quotes and new fobs. Roger will go visit them.

5. Items Carried Forward to a Future Date

- a.** We have a quote from D&B Contracting for \$2225 plus gst for landscaping near unit #XXX. This will be delayed until April or May 2026. We also need to fill in the low area near this area, which is not included in the quote.

6. Adjournment:

There being no further business, the meeting was adjourned at 11:12 a.m.
