

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

February 13, 2026

Present:

Roger Mellor – President
Elaine Zaplachinski – Treasurer
Arlene Vandekamp – Secretary
Emily Allan – Director
Vincent Harvey – Director
Peter Lovett – Director
Les Sayer – Vice-President
Nancy Vuksa – KDM

Minutes: Arlene Vandekamp

1. **Call to order.** Roger called the meeting to order at 9:26 a.m.
2. **Approval of Agenda.** Motion made by Arlene and seconded by Emily to approve the agenda. All in favour. Carried.
3. **Approval of Minutes** of the January 27 meeting. Motion made by Peter and seconded by Emily to approve the minutes. All in favour. Carried.
4. **Financial**
 - a. **Financial reports.** Motion made by Elaine and seconded by Emily to approve the reports. All in favour. Carried.
 - b. **Arrears:** \$0
 - c. **Cheques** have been distributed.
5. **Unfinished business**
 - a. **Elevator Repairs.** Otis advised us several months ago that the type of elevator controls we have are no longer available; we asked them for a quote to upgrade the central elevator only. They have not responded. Since the elevators are working fine, we will wait until such time as repairs are needed. Item closed.
 - b. **Automatic Door Openers.** One exit door is still problematic due to a manufacturer's defective part. A replacement has been received and will be installed within the next couple of weeks.

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- c. **Reserve fund study** is in progress and is due by April 2026.
- d. **Owners who rent out their unit(s)**
- Collecting \$1000 deposit from owners of rental units: Nancy reported that four deposits have been paid. Second notice letters will be sent shortly.
 - Several owners have expressed concern about rental units in our building, and the Board agrees that there are real potential concerns.
 - Restricting the number of rental units can only be done by a Bylaw change and will require a vote at a meeting of all owners. Nancy will ask legal counsel for a proposal to do this and what the cost would be.
- e. **Budget Planning** for the upcoming year continues.
- f. **Parkade Cleaning** has been scheduled for Wednesday, May 13. Any vehicle with a handicapped placard will be allowed to park in the visitor and church parking areas. We are looking into the possibility that Lakeside may allow us to park vehicles there, and notification will follow.
- g. **Hot Water Problems**
- Hot water tank #2 was replaced and installed January 29, 2026.
 - Hot water tank #3 is going to need replacement soon; we have asked for a quote.
- h. **Furniture Update.** An official committee of 4-5 volunteers will soon be organized, with Arlene Vandekamp as the Board representative and Chair of the committee. This committee will not have authority to make any final decisions. The goal will be to come up with two or three well thought-out plans which will be presented to the Board. The plans will then be made available to be viewed by all residents sometime in the next few months.
- i. **Car Wash pressure wand** was not working correctly. Pure Mechanical reset it but it keeps failing intermittently. Vince will look into getting it serviced.
- j. **Party Lights** for the Party Room. Roger is looking into various options such as a dimmer.
- k. **Parking lot and road icy conditions.** Warmer weather has helped somewhat, and a grader was brought in on Feb. 12 to clear it as much as possible. Item closed.
- l. **4-Way Gas Detection Services** came for a regular inspection on Feb. 5. Item closed.

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- m. **Cell phone for Board use.** Roger is looking into acquiring a cell phone for use by the Board President or an alternate Board member when the President is away.
- n. **Cat in Unit XXX.** Nancy confirmed that the pet was removed as of Jan. 27. Item closed.

6. New Business

- a. **Pure Mechanical** issued a charge for a call out to unit XXX for \$177.71, as some of the work done was considered SOTL responsibility. The unit owner asked if the cost could be rescinded or shared. This request was reviewed and declined. Nancy will respond. Item closed.
- b. **Pool.** Concerns about water cloudiness and dirty water line. Our pool maintenance company has confirmed that the water is safe to swim in, but will review the maintenance history, and will likely need to ask another professional to come in.
- c. **Recent power outage** caused some problems. Vince contacted Alltron to check things out, some batteries and lights were replaced. Thanks to Vince for handling this while Roger was away. Item closed.

7. Reserve Fund Study

- a. This section of the minutes is here to keep track of items that are due for repair or replacement according to the existing Reserve Fund Study.
- b. As our building ages, we need to start addressing these items regularly to avoid having things fall into a state of disrepair.
- c. All work will be done within budgets established for the Operating Fund and the Reserve Fund. Thankfully our Reserve Fund is very well funded, and the Board intends to keep it that way.
- d. Major items currently include:
 - furniture in common areas
 - elevator upgrades
 - painting
 - landscaping

8. Items Carried Forward to a Future Date

- a. Repairs requiring follow-up in 2026
 - Unit XXX,XXX,XXX – inspection of Duradeck

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- Unit XXX – inspection of railing
 - Unit XXX and XXX – stucco issues
- b.** Purchase a new timer for irrigation system by early 2026.
- c.** Quote from D&B Contracting for \$2225 plus gst for landscaping near SE corner. Delayed to spring 2026. Also fill in the low area near this corner; not yet included in the quote.
- d.** Guest Suite AC unit, mini fridge, and beverage set.
- 9. Next meeting** will be held on Tuesday, March 3 at 9:30 a.m. with Nancy from KDM in attendance.
- 10. Adjournment:** Arlene made a motion to adjourn at 10:55 a.m.