

# SIERRAS ON THE LAKE

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## CONDOMINIUM CORPORATION 022 6881 Board of Directors Special Meeting Minutes March 27, 2026

### Present:

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

Minutes: Arlene Vandekamp

1. **Call to Order:** Roger called the meeting to order at 9:56 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 March 3, 2026 meeting. Motion made by Arlene and seconded by Emily to approve the minutes as amended. All in favour. Carried.
4. **Financial**
  - 4.1. Signing authorities for chequing accounts have been updated to include new board members.
  - 4.2. Elaine presented a summary of upcoming expenses and basic monthly expenses as information.
  - 4.3. Otis Elevator service and repair order for \$565.00 dated March 11. Approved by Nancy.
5. **Unfinished Business**
  - 5.1. **Water leakage problem in** Unit XXS and XXX. On Side Restoration Services investigated and found the source of the problem which was a heating pipe leaking for some time. Major restoration work has been required and is ongoing. Discussion about insurance issues.
  - 5.2. **Hot water tank #3** was replaced on March 19, 2026 for the quoted price of \$19,315 + GST. Item closed.
  - 5.3. **Car wash** was serviced by EQZ Maintenance; cost of \$385.88. It is still not working well. Roger and Vince are looking into it.
  - 5.4. **Fire Inspection and common property and in-suite contract** was approved at our last meeting. Inspection will be done on Monday, April 20. Notice to be sent out to all residents.

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#### 6. New Business

6.1. **KDM Information Evening** was attended by five Board members. Main topics included:

- Condominium Dispute Resolution Tribunal (CDRT) launches in Alberta on April 1, 2026, “offering a faster, affordable, quasi-judicial alternative to court for resolving condo disputes.”
- Updated legislation regarding voting, document retention, and chargebacks.

6.2. **Policies:** Arlene to post printed and laminated policies in relevant areas such as workshop, pool area, car wash, party room. Motion to approve by Arlene and seconded by Peter. Carried with a majority. Item closed.

6.3. **Flowers on patio:** Some volunteers would like to plant flowers in several of the existing planters on the patio. They will pay for the flowers themselves and take care of them. The plastic “shrubs” will be stored for now. Motion to approve by Peter and seconded by Arlene. All in favour. Carried. Item closed.

#### 7. Correspondence

7.1. Request from a resident to put a sign up on the bulletin board regarding a petition which would be signed in the resident’s suite if anyone is interested. This request was denied.

7.2. Unit XXX: thank you from owner for help with recent water damage in suite.

7.3. Unit XXX: Request regarding several guest vehicles on Saturday, March 28. Roger will follow up with Lucy and the resident.

7.4. Unit XXX reported an oil leak in Unit XXX parking stall. Vince will follow up.

8. **Next Meeting** will be held on Tuesday, April 7, 2026 at 9:30 a.m.

9. **Adjournment:** Roger adjourned the meeting at 11:25 a.m.