

CONDOMINIUM CORPORATION NO. 022 6881
Sierras on the Lake
EXTRAORDINARY GENERAL MEETING - SUMMARY MINUTES
July 15, 2026
Sierras on the Lake Meeting Room, 11260 - 153rd Avenue

A. Call to Order

Roger Mellor called the meeting to order at **6:30pm**.

B. Establishment of Quorum and Proxies

Per Article 23 of the Bylaws, quorum requires no less than 2,500-unit factors represented in person or by proxy.

In Person: **6151** By Proxy: **1603** Total: **7754**

C. Opening Statements by the Owners' Representative and the Board

Opening statements were read by the board and the owner's representative – copy attached.

D. New Business

1. Information Regarding Current and Proposed Projects

The Board reviewed completed and proposed items including eaves troughs, elevators, main door handicap buttons, fireplace timers and camera system memory upgrades.

Owner Comment: Asked whether the listed items were proposed or already completed. The Board confirmed the items were completed.

Owner Comment - Linda Hawryluk: Raised concerns about the building's aging infrastructure, citing leaks in the roof, windows, hallway and parkade, and water intrusion at the north end. She questioned the Board's plans for this year's reserve fund items, including fire alarm components, sprinklers, domestic water and heating systems, AC units, roofing and eaves troughing. She also raised concerns about the elevator system, noting the original 2002 Otis controller is obsolete and difficult to source, referenced a prior incident where a resident was stuck in an elevator and asked why \$86,000 allotted for the elevator project in 2027 had been tabled pending vendor response rather than acted on sooner.

As the reporting being presented was not submitted prior to the meeting, or included on the agenda for tonight's discussion, Linda was asked by KDM to cease her reporting and submit it after the meeting.

Board Response: Confirmed the eaves troughs were completed last year and noted the discussion had moved into report format rather than a question period, asking that further questions be reserved so other owners could participate.

Additional proposed items reviewed included AC units and fridges in guest suites, new shower heads, the pool, televisions and an upgraded security system (details for these items were presented on slides submitted and attached to the minutes, not reproduced here).

2. Reserve Fund Study 2026 (Discussion Item)

Owner Comment: Raised a point of order regarding a thumbs-down gesture directed at a speaker, describing it as disrespectful.

Owner Comment: Apologized for the gesture and expressed concern about recent divisions in the community. Stated that the Board had identified roughly 20 concerns with the original draft reserve fund study and had been denied access to those details, and that no formal minutes were taken of the informal meeting where changes to the study were discussed. Requested that the Corporation explain the governance basis for the changes made to the study and what direction was given to the reserve fund provider.

Board Response: Explained that the referenced meeting was an informal discussion attended by a KDM representative and the reserve fund specialist, that no motion was made.

Owner Comment: Questioned the apparent inconsistency between this explanation and the Board's earlier description of minute-taking practices.

Board Response: Clarified that minute's record points of action, including motions and their outcomes, and do not capture discussion, consistent with past Board practice. Confirmed that a subsequent Board meeting motion to approve the changes was recorded in the minutes.

Owner Comment: Asked whether the changes made to the useful-life schedule in the final study, compared to the draft, were made to support currently proposed discretionary or cosmetic projects, and if so by how many years.

Board Response: Explained that eight-line items, including painting, flooring and furniture, had been pushed back five to six years in the first draft, and the Board asked the specialist to restore the original 2021 study timing (for example, hallway carpeting originally scheduled for 2028).

Owner Comment: Stated she had written correspondence from the reserve fund specialist describing the revision as moving items forward by "a few years," not one year as the Board described.

Board Response: Maintained that the request was simply to restore the 2021 study's original timing and that several items had already occurred one to two years earlier than scheduled.

Owner Comment: Expressed concern that Board direction to the specialist compromises the independence and objectivity of the study.

Board Response: Distinguished between legally required items, such as a boiler, and cosmetic or discretionary items, indicating the Board has latitude on the latter.

Owner Comment: Reiterated the concern that the study may no longer be unbiased if the Board directs changes to it.

Board Response: Explained that the reserve fund study is a statutory requirement performed roughly every five years and is a review rather than a detailed inspection, with the Board responsible for identifying areas of concern for the specialist.

Owner Comment: Asked why the current reserve fund study begins in 2027 rather than 2026.

Board Response: Clarified that the study follows the Corporation's fiscal year, which ends April 30, rather than the calendar year, and that this has not changed.

Owner Comment: Followed up questioning why 2026 items were not addressed under this framing.

Board Response: Reiterated that the fiscal-year basis has always applied and that the question had simply not been raised before.

The owner's representative then read letters submitted by owners who were unable to attend the meeting (letters submitted and attached to the minutes, not reproduced here).

Owner Comment: Emphasized that the reserve fund and building security should remain the top priorities ahead of furniture or other discretionary spending and turned the floor over to the Furniture Committee.

3. Furniture and Décor Committee Mandate (Discussion)

Fabric samples and proposed lobby furniture were presented. A budget of \$30,000.00 has already been set aside for furniture with no special assessment or condo fee increase required. The Board noted that AI-assisted consultation (ChatGPT) was used to help generate concepts for the library furniture presentation.

Owner Comment: Asked whether flooring was included in the furniture budget. The Board confirmed the budget covers furniture only.

Owner Comment: Asked why blue fabric was chosen over green. The Board responded that blue was available in the selection offered.

Owner Comment: Asked why existing furniture was not reupholstered instead of replaced. The Board responded that reupholstering a single piece was quoted at \$1,800.00.

Owner Comment: Noted having had a personal chair reupholstered for \$400.00 and suggested the Board obtain additional quotes.

Owner Comment: Commented favorably on the proposed furniture images but noted personal discomfort with the current furniture, citing more inviting furniture seen at other properties.

Owner Comment: Responded that updated furniture should also appeal to prospective owners, not only current residents.

Owner Comment: Asked what specifically was being voted on. The Board confirmed the vote covers couches, chairs and loveseats.

Owner Comment: Proposed an informal show of hands, which returned an even (50/50) split of interest.

The owner's representative read a further letter submitted by an owner (submitted and attached to the minutes, not reproduced here).

Owner Comment: Noted the meeting reached its halfway point and reminded attendees that the session is intended for questions and answers rather than reports.

Arlene then read the first portion of the Décor Committee report (submitted and attached to the minutes, not reproduced here).

Owner Comment: Asked whether décor items had previously been included in past reserve fund studies.

Board Response: Explained that furniture funding was consolidated into the current year rather than spread over the next 20 years, and that décor items such as coffee tables, wall art and plants had never previously been funded through the reserve fund, requiring their inclusion this year.

Owner Comment: Asked for confirmation that scheduled replacement years in the study are recommendations rather than binding requirements.

Board Response: Confirmed that scheduled years are generally suggestions, except where an item, such as a boiler, is critical.

Cate then read the second portion of the Décor Committee report (submitted and attached to the minutes, not reproduced here).

4. Retention of Carpeting in the Library and Common Areas (Discussion/Motion)

BE IT RESOLVED THAT: The existing carpeting in the library and all common areas shall be retained for a period of five (5) years. Where carpeting is removed as part of any maintenance, repair, renovation, or other project during that period, it shall be replaced with carpeting upon completion of the work.

Owner Comment: Referenced prior Board minutes regarding complementary paint colour and noted the carpet's role in the library's warmth and comfort.

Owner Comment: Asked whether the carpet actually requires replacement.

Owner Comment: Argued that updated flooring adds value and noted the wear the original carpet has experienced since the building was constructed in 2002.

Owner Comment: Acknowledged Audrey's ten years of Board service and noted the carpet replacement question had been raised previously in 2023, when owners voted to wait two years.

Owner Comment: Suggested separating the vote into two parts, one for the library and one for the hallways, to allow further discussion on each.

A show of hands indicated the majority in favor of retaining the library carpet for another five years, and a separate show of hands indicated the majority in favor of retaining carpet elsewhere in the common areas as well.

MOTIONED by: Gayle Nicholson (104), **SECONDED by:** Bella Fedorak (108), to the retention of carpeting in the library and common areas. **CARRIED**

5. Artwork Replacement and Cost (Discussion)

\$15,000.00 will be allocated in the reserve fund for artwork replacement, with further details to follow.

6. Credit Card and \$5,000.00 Security Deposit (Discussion)

A corporate credit card was proposed for online purchases, to be administered jointly by the Board and KDM.

Owner Comment: Asked how purchases are currently handled and whether petty cash is available.

Board Response: Confirmed petty cash is available but limited, and that a credit card would help address after-hours needs such as lock repairs.

7. Significant Alterations to Long-Standing Uses of Common Areas (Discussion)

The Board described this item as applying to significant changes in use of shared spaces such as the party room or gym.

Owner Comment: Asked whether the Board is required to consult owners before such changes, referencing a television that had been placed in the party room, and asked whether that decision rests with the Board or with KDM.

Board Response: Confirmed the underlying motion is valid but stated a television does not constitute a significant alteration.

Owner Comment: Noted the party room has traditionally been used for rentals and social events, and that the television now competes with those uses, suggesting seating be adjusted if television viewing is prioritized.

Owner Comment: Asked that the Board discuss this further with owners as a new item.

Board Response: Stated the matter has already been addressed in accordance with applicable legislation.

8. Board Meeting Minutes Transparency (Discussion/Motion)

BE IT RESOLVED THAT: The Board of Directors shall ensure that minutes are recorded for all Board meetings at which the business of the Corporation is discussed or conducted. Approved minutes shall be made available to Owners and shall accurately and fairly reflect all motions proposed, including whether each motion was carried or defeated, any resolutions adopted by the Board, key decisions made and actions authorized by the Board. The Board shall maintain complete and consistent records of all meetings to promote transparency, accountability, and informed participation by Owners.

MOTIONED by: Robert Pagee (305), **SECONDED by:** Ben Settle (426). **CARRIED**

E. Adjournment

There being no further business, the meeting was adjourned at 8:50 pm.

