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## SIERRAS ON THE LAKE

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### CONDOMINIUM CORPORATION 022 6881

#### Board of Directors Meeting Minutes

April 1, 2025

Approved May 6, 2025

#### **Present:**

Audrey Buchinski – President  
Elaine Zaplachinski – Treasurer  
Gayle Nicholson – Secretary  
Peter Lovett – Director  
Emily Allan - Director  
Vincent Harvey – Director

Nancy Vuksa – Manager, KDM Management - Absent with regret  
Les Sayer – Vice-President - Absent without regret

#### **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 Emily to approve the agenda. All in favour.  
Carried.

#### **4. Approval of minutes**

Motion made by Gayle and seconded by Elaine to approve the Minutes of March 4, 2025.  
All in favour. Carried.

#### **5. Financial**

##### **a. Financial reports**

The report for February 2025 was received as information.

##### **b. Arrears**

The total amount owing in arrears is \$0.00.

##### **c. Cheques**

Cheques have been signed and distributed.

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**d. GIC**

The balance of the GIC maturing April 27, 2025 will be re-invested after \$70,000.00 is transferred to the Reserve Bank Account as motioned at our March 4, 2025 meeting. Item closed.

**6. Unfinished business**

**a. Reid's Roofing**

We are awaiting information regarding the date on which work will commence.

**b. Restrictive Covenant**

An Information Meeting will be held Thursday, April 24, 2025 at 7:00 pm in the Party Room. Motion made by Peter and seconded by Emily to have KDM pull Titles. All in favour. Carried.

**c. Fire Inspection Plan**

The gathering of information for the fire inspection plan on the building is complete. Alltron is drawing up maps to be put in appropriate locations.

**d. Parkade Cleaning**

Cleaning to be done May 13, 2025

**e. Policies**

The policies were distributed on March 4, 2025 along with a notice to residents. Item closed.

**f. Pool and Hot Tub**

Automated Aquatics completed repairs March 4, 2025. Item closed.

**g. Outside Front Door Repair**

Lock & Door Works Inc. replaced the dead bolt on top of the outside front door. Item closed.

**h. Fire Inspection**

Quotes have been received for fire inspection of in suite and common property from MMCI for \$5,044.32 including GST and Alltron Systems for \$4,399.50 including GST. Motion made by Vince and seconded by Elaine to accept the quote from Alltron Systems. All in favour. Carried.

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#### 7. New business

##### a. Swimming Pool Door Panic Bar Opener

The Panic Bar Opener on the swimming pool requires replacement. We have received two quotes from Lock & Door Works Inc. A Grade 1 Panic Door Opener is \$1,285.20 per door and a Grade 3 Panic Door Opener is \$933.00 per door. Both quotes are in the color silver. After discussion it was decided to have new panic door openers put on both doors. Motion made by Gayle and seconded by Emily to accept the quote of \$1,285.20 **for each** Grade 1 Panic Door Opener. All in favour. Carried.

##### b. Carpet Cleaning

KDM to get quotes.

##### c. Sump Pump and Pipes

The sump pump and pipes near the parkade door required replacing to prevent flooding. Pure Mechanical quoted \$2,296.05 and work was completed on March 12, 2025. Motion made by Peter and seconded by Vince to accept the quote and work. All in favour. Carried. Item closed.

##### d. Parkade Door Service

Parkade doors were last serviced in July by Jackson and James. Motion made by Peter and seconded by Vince to have the doors serviced. All in favour. Carried.

##### e. Air Conditioners and Fan Coils

Pure Mechanical has issued a quote for \$5,898.00 plus GST to replace the Fan Coil in the Library. Motion made by Gayle and seconded by Peter to accept this quote. All in favour. Carried.

Pure Mechanical has indicated that the Air Conditioning industry is changing. Parts are becoming obsolete and they are changing the refrigerants used in A/C's which are not compatible with older A/C units. This info is filed as information.

##### f. Patio Furniture

Vince will organize a group to uncover the patio furniture and the air conditioners as well as bring out the hoses.

#### 8. Correspondence

Nothing

#### 9. Social

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Nothing

**10. Next meeting date**

The next meeting will be held on May 6, 2025 at 9:30 a.m.

**11. Adjournment**

Audrey adjourned the meeting at 10:30 a.m.