
SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

August 08, 2024

Approved September 3, 2024

Present

Audrey Buchinski – President
Les Sayer – Vice-President
Elaine Zaplachinski – Treasurer
Gayle Nicholson – Secretary
Peter Lovett – Director
Emily Allan – Director
Roy van de Kamp – Director
Nancy Vukas (KDM Management)

Guests and Delegations

Barbara L. Surry - Chartered Professional Accountant

1. Call to order

Audrey called the meeting to order at 9:00 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 Roy to approve the Minutes of July 2, 2024. All in favour. Carried.

5. Financial

a. Financial reports

The report for June 2024 was received as information.

b. Arrears

The total amount owing in arrears – none.

c. Cheques

Cheques have been signed and distributed.

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d. Audit

Barb Surry reviewed the Audited Statements with the Board. Motion made by Elaine and seconded by Emily to approve the Audited Statements with minor changes to Note 11. All in favour. Carried.

e. GIC

We have a GIC in the amount of \$76,210.49, coming due August 10, 2024. This GIC will be re-invested.

6. Unfinished business

a. Reid's Roofing

The report for the inspection of the roof has been received indicating the eaves troughs require replacing. Reid's Roofing to submit a quote.

Two quotes were received for the following roof repairs: replace cracked tiles, apply sealant to low slopped valley joints, have plumbing flashing replaced, clean under the tiles adjacent to the step wall at the chimney as well as have custom metal pan installed against the step wall and under the roof tiles to protect the area from leaking. The total of the two quotes is \$4,367.68 (\$3,287.65 and \$1,080.03).

Motion made by Elaine and seconded by Peter to accept the quotes. All in favour. Carried.

b. Patio and Shrub Maintenance

The patio and shrub maintenance is complete except for trimming of the junipers.

c. Printer

The printer has been installed and working. Item closed.

d. Water Leak Unit XXX

Bill backs have been paid. Item closed.

e. Elevator #2

The repairs are to be done during the next service. Item closed.

f. Restrictive Covenant

The Restrictive Covenant is parallel to the Bylaws. It will remain until it is either unenforceable due to human rights legislation or the owners formally take steps to have it removed. To change the age restriction to 55 years of age we require 100% of the owners' approval. This will be brought up at the AGM.

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g. Party Room Flooring

A quote has been received from Titan Flooring to replace the transition, at a cost of \$1,246.28. After discussion Peter agreed to have a look and see if he could fix it.

h. Website

Previously we have paid \$352.67 per year. The prices being quoted now are 1 year \$192.00 this is a sale price (regular price is \$264.00); 3 years \$576.00, no savings; 5 years \$960.00 but we would get an additional year for free. Motion made by Gayle and seconded by Roy to accept the 3 year price of \$576.00. All in favour. Carried. Item closed.

7. New Business

a. Fire Hydrant

July 30th the fire hydrant was inspected by OnSite Fire Protection. The hydrant opened but did not close. Strathcona Excavation was brought in to investigate the issue. A new fire hydrant was required. Cost to replace the hydrant was \$25,513.11. Motion made by Roy and seconded by Peter to pay this invoice. All in favour. Carried. Item closed.

b. Swimming Pool Equipment

PH meter pumps require replacement. A quote from Automated Aquatics has been received for \$2,604.00. Motion made by Roy and seconded by Elaine to accept the quote. All in favour. Carried. Item closed.

c. Parafos

A new barrel of parafos is required within the next month or so. A quote has been received from Automated Aquatics for \$4,625.25. Motion made by Emily and seconded by Roy to accept this quote. All in favour. Carried. Item closed.

d. AGM

The AGM is to be scheduled for September 11, 2024 at 7:00 p.m. The packages will be delivered to owners by August 15th. Registration will begin at 5:45 p.m.

e. Parkade Doors

The parkade doors were serviced July 24, 2024. Item closed.

f. Sprinkler System

Rainman did an inspection and repairs of the sprinkler system on July 29, 2024. Item closed.

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g. Hallway Carpets

Cleaning of carpets and repairs to be discussed at the next meeting.

8. Correspondence

- a. A letter was received from Unit XXX regarding watering of plants on the balcony.
Answered.

9. Social

None

10. Next meeting date

The next meeting will be held September 3, 2024 at 9:30 a.m.

11. Adjournment

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