
SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

December 3, 2024

Approved January 7, 2025

Present

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

Guests and Delegates

Joann Limoges – Social Committee Chair

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 November 5, 2024. All in favour. Carried.

5. Financial

a. Financial reports

The report for October 2024 was received as information.

b. Arrears

The total amount owing in arrears is \$0.00.

c. Cheques

Cheques have been signed and distributed.

d. GIC

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The funds from the GIC, which matured November 16, 2024 for \$52,557.99, were reinvested for 5 years at 3.47%.

e. Budget Planning

The budget planning is to begin.

6. Unfinished business

a. Reid's Roofing

Reid's Roofing to submit a quote for eaves trough replacement.

b. Restrictive Covenant

A response has been received from Hugh Willis Law. After discussion, it was agreed that Hugh Willis will draft a Special Resolution to raise the age restriction from 40 to 55, with current residents under 55 being grandfathered in. The Special Resolution will require approval from 75% of the owners and 75% of the unit factor. Once approved, a bylaw amendment will be made. Motion made by Emily and seconded by Vince. Approved. Carried.

c. Fire Inspector

Alltron Systems is preparing a Safety Plan.

d. Power Usage in Visitor Parking Stalls

A quote was received from 4 Way Electric Services Ltd. to supply and install 8 controlled car receptacles in the electrical outlets in visitor parking at a cost of \$4,180.00. Motion made by Vince and seconded by Elaine. Approved. Carried.

e. Parkade Illegal Entry

A date for camera improvement and installation of one camera has not been received.

7. New business

a. Janitorial & Pool Contract

There will be no fee increase this year. New contract to be signed. Item closed.

b. Shutoff Values for Hot Tub and Pool

The shut off valves are not holding and need to be replaced. A quote from Automated Aquatics has been received for \$1,675.53. Motion made by Gayle and seconded by Les to accept the quote. All in favour. Carried. Pool and hot tub to be drained during this repair.

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8. Correspondence

- a. A letter was received from Unit XXX regarding a window. Answered
- b. A letter was received from Unit XXX regarding directories. Received as information.

9. Social

Joann Limoges passed on greetings from the residents and gave a Christmas Gift for each Board Member.

10. Next meeting date

The next meeting will be held January 7, 2025.

11. Adjournment

Audrey adjourned the meeting at 10:05 a.m.