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# SIERRAS ON THE LAKE

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CONDOMINIUM CORPORATION 022 6881

## Board of Directors Meeting Minutes

February 4, 2025

Approved March 4, 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 Vuksa – Manager, KDM Management – absent with regret

### Guests and Delegates

Pete Neufeld, Service Manager, from Reid's Roofing

#### 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 January 7 and 29, 2025. All in favour. Carried.

#### 5. Financial

##### a. Financial reports

The report for December 2024 was received as information.

##### b. Arrears

There were no arrears.

##### c. Cheques

Cheques have been signed and distributed.

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**d. Budget Planning**

Motion made by Elaine and seconded by Vince to approve the Budget. All in favour. Carried. Budget to be distributed to owners.

**6. Unfinished business**

**a. Reid's Roofing**

Pete Neufeld discussed the eavestrough replacement. The board expressed concerns about the weight needed for the parkade in order to complete the eavestroughs on the lakeside. We have requested that Reid's Roofing provide a quote for scaffolding instead of a lift. Pete Neufeld will bring this information to our March meeting.

**b. Restrictive Covenant**

After discussion, Gayle moved and Les seconded to amend the motion made at our December 3, 2024 meeting and accept the "Special Resolution to Change Bylaws – Amendment to Age Restriction" as written by Willis Law. All in favour. Carried.

**c. Fire Inspection Plan**

The draft was started on January 3, 2025, by Alltron Systems. We are awaiting this plan. No further update.

**d. Power Usage in Visitor Parking Stalls**

4 Way Electric Services Ltd. completed the installation on January 10, 2025. Item closed.

**e. Parkade Illegal Entry**

Camera improvement and installation was completed by Total Integration on January 9, 2025. Item closed.

**f. Shutoff Values for Hot Tub and Pool**

Automated Aquatics drained the hot tub and pool and completed replacing the valves on January 7, 2025. An issue was discovered on the pool surface and was patched by JAC Inc. They will send a report.

**g. Dishwasher in Party Room**

A new dishwasher has been purchased and installed. Item closed.

**h. Board Dinner Date**

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The Board will meet on February 18, 2025 at Capital Pizza, for our yearly Board Dinner.

### **7. New business**

#### **a. Parkade Cleaning**

Motion made by Emily and seconded by Elaine to accept the quote for \$1,980.00 from Grass n Plus Parking and Landscaping Maintenance to have the parkade cleaned on Tuesday, May 13<sup>th</sup>. All in favour. Carried.

#### **b. Policy Meeting**

A meeting, needed to review and amend all policies, will be held February 18, 2025 at 9:30 a.m.

### **8. Correspondence**

a. A letter was received from Unit XXX regarding weather issues. Answered.

### **9. Social**

Nothing.

### **10. Next meeting date**

The next meeting will be held March 4, 2025 at 9:30 a.m.

### **11. Adjournment**

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