
SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

January 7, 2025

Approved February 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 Vukas - KDM Management

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 December 3, 2024. All in favour. Carried.

5. Financial

a. Financial reports

The report for November 2024 was received as information.

b. Arrears

The total amount owing in arrears is \$748.98

c. Cheques

Cheques have been signed and distributed.

d. Budget Planning

The budget planning is in process.

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6. Unfinished business

a. Reid's Roofing

Reid's Roofing have indicated the quote will be coming this week.

b. Restrictive Covenant

Hugh Willis Law has been asked to draft a Special Resolution to raise the age restriction from 40 to 55, with the current residents under 55 being grandfathered in. A reminder has been sent.

c. Fire Inspection Plan

The Safety Plan is being drafted by Alltron System. Draft was started January 3rd, 2025.

d. Power Usage in Visitor Parking Stalls

To be installed by 4 Way Electric Services Ltd. They have ordered the Smart Power Outlets and are waiting for delivery.

e. Parkade Illegal Entry

Camera improvement and installation will be done on January 13th, 2025.

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.

7. New business

a. Dishwasher in Party Room

The dishwasher in the party room needs replacing. Motion made by Vince and seconded by Elaine to purchase a dishwasher for the party room for a maximum of \$500.00. All in favour. Carried.

8. Correspondence

- a. A letter was received from Unit XXX regarding Car Wash Equipment.

9. Social

Nothing.

10. Next meeting date

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

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11. Adjournment

Audrey adjourned the meeting at 10:00 a.m.