
SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

July 2, 2024

Approved August 08, 2024

Present

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

Les Sayer – absent with 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 Roy to approve the Minutes of June 4, 2024. All in favour. Carried

5. Financial

a. Financial reports

The report for May 2024 was received as information.

b. Arrears

The total amount owing in arrears is \$2,160.25.

c. Cheques

Cheques have been signed and distributed. Cheque for Reid's Roofing being held until report is received.

d. Audit

In progress.

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e. Insurance Appraisal

The insurance appraisal has been received from Gardiner Appraisals.

6. Unfinished business

a. Reid's Roofing

The repairs, that were quoted, have been repaired and the roof inspection completed. Waiting for the report.

b. Fire Inspection

All properties have been inspected. All deficiencies have been repaired. Item closed.

c. Patio and Shrub Maintenance

Work will be ongoing for the summer months.

d. Spring Walk About

Please refer to Patio & Shrub Maintenance. Item closed.

e. Window Washing

Painless Property Services were here and washed all the windows and the exterior side of the glass balcony railings on June 20, 2024. Item closed.

f. Senior Week Celebration

Nicole Goehring visited the condo on June 4, 2024 bringing donuts for a treat. Several residents attended and asked their questions regarding politics. Item closed.

g. Printer

HP has been contacted.

h. Fobs and Tags Security System (Protectron)

The 5year license has been received. Item closed.

i. Water Leak Unit XXX

Invoice received from Pure Mechanical for investigating leak in the amount of \$177.71 and cost for repairs was \$104.08. Motion made by Roy and seconded by Elaine to bill back to the unit owner the total amount of \$281.79. All in favour. Carried.

j. Elevator #2

Otis to repair.

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k. Unit XXX

Window repairs done by Crystal Glass on June 17th. Item closed.

l. Leak in Storage Locker Unit XXX

Minor repair did not stop the leak. Abalon Foundation Repairs came to inspect area. The recommendation was to repair from the interior. They have provided a material. Item closed.

7. New business

a. Restrictive Covenant

A letter was received from Unit 307 regarding an Alberta Government Regulation on age restrictions in condos that will come into effect in 2032. After some discussion, it was decided to obtain further information.

b. Paper Towel

A new supplier was required as ZEP is no longer servicing Alberta. New supplier found in Alberta. Item closed.

c. Party Room Flooring

The transition pieces around the hard flooring are not staying down. Titan flooring to replace.

d. Website

Discussed

8. Correspondence

a. Nothing at this time.

9. Social

The Canada Day BBQ was held July 1, 2024. This was a great success.

10. Next meeting date

The next meeting will be held August 6, 2024 at 9:30 a.m.

11. Adjournment

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