

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

July 8, 2025

Approved August 5, 2025

Present:

Audrey Buchinski – President

Les Sayer – Vice-President

Elaine Zaplachinski – Treasurer

Gayle Nicholson – Secretary

Peter Lovett – Director

Vincent Harvey – Director

Nancy Vuksa – Manager, KDM Management

Emily Allan – Director – 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 Elaine to approve the agenda. All in favour. Carried.

4. Approval of minutes

Motion made by Gayle and seconded by Peter to approve the Minutes of June 3, 2025. All in favour. Carried.

5. Financial

a. Financial reports

The report for May, 2025 was received as information.

b. Arrears

No arrears

c. Cheques

Cheques have been signed and distributed.

d. Audit

The audit is in progress.

6. Unfinished business

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a. Reid's Roofing

The curved elbows have been installed. Item closed

b. Restrictive Covenant

We are awaiting information from Willis Law regarding the filing.

c. Parkade Cleaning

The Parkade was cleaned by Grass n Plus Parking and Landscaping Maintenance on June 23, 2025. Item closed.

d. Fire Inspection

All deficiencies from the fire inspection, except sprinkler repairs, have been completed. During the power outage on June 18th the emergency lighting on the third-floor north end did not work. Alltron is scheduled to come in July 11th.

e. Carpet Cleaning

Carpeteers' will clean the carpets July 23 - 25, 2025.

f. Parkade Door Service

The spring on the exit door has been replaced. Item closed

g. Window Repair Unit XXX

The repairs have been completed. Item closed.

h. Unit XXX Residency

A letter has been received and filed; the board acknowledges that the issue has been addressed. Item closed.

i. Cameras

The cameras, in the party room and lobby, have been installed. Item closed.

j. Shrubs

D & B Contracting has been notified and will prune the bushes. They will submit a quote for an area on the north east end between the city property and ours that requires bark covering.

k. Fobs and Fobs and Tag Policy

The new fob and tag policy was distributed to all residents. Item closed.

7. New business

a. Sump Pump and Parkade Drain Cleaning

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Pure Mechanical has been asked to submit a quote.

b. Reid's Roofing

The roof maintenance contract in the amount of \$3,272.50 has been received. Motion made by Elaine and seconded by Vince to accept the contract. All in favour. Carried.

c. Elevator

Elevator #2 was out of service from June 18 to July 3, 2025. During the electrical storm the Soft Starter on the elevator was damaged and required replacement. The cost for replacement was \$13,750.00 plus GST. After discussion, Motion made by Vince and seconded by Peter to put this through our insurance and pay the \$1,000.00 deductible. All in favour. Carried.

d. Water stain in Ceiling Unit XXX

Correspondence has been received and answered regarding the stain of Unit XXX. Steps will be taken to remove the stain prior to further investigation.

e. Window Unit XXX

Window requires repair. Nancy to contact Crystal Glass

f. Unit and Balcony Inspections

A notice will be given to each resident requesting them to check main water shutoff valves, taps and toilets and balconies and patios for any damage and report these to the Board.

g. AGM

The date for the AGM is September 10, 2025.

8. Correspondence

- a. Letter from Unit XXX – air conditioning servicing. Nancy to answer. This item will be addressed in a notice to residents.

9. Social

The Canada Day BBQ was held July 1, 2025 outside on the patio.

10. Next meeting date

The next meeting will be held on August 5, 2025 at 9:30 a.m.

11. Adjournment

Audrey adjourned the meeting at 10:15 a.m.