

# SIERRAS ON THE LAKE

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## CONDOMINIUM CORPORATION 022 6881

### Board of Directors Meeting Minutes

March 4, 2025

**Approved April 1, 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

Absent with regret  
Emily Allan – Director

#### **Guests and Delegates**

Pete Neufeld, Service Manager, from Reid's Roofing

#### **1. Call to order**

Audrey called the meeting to order at 8:55 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 Vincent to approve the Minutes of February 4 and 18, 2025. All in favour. Carried.

#### **5. Financial**

##### **a. Financial reports**

The report for January 2025 was received as information.

##### **b. Arrears**

There were no arrears

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**c. Cheques**

Cheques have been signed and distributed.

**d. GIC**

We have a GIC maturing on April 27, 2025 in the amount of \$173,334.00.

Motion made by Elaine and seconded by Vincent to transfer \$70,000.00 of the \$173,334.00 from this GIC to the Reserve Bank Account in the TD bank and re-invest the balance. All in favour. Carried.

**6. Unfinished business**

**a. Reid's Roofing**

Pete Neufeld provided the Board with additional information about options for installing eavestroughs. A discussion followed regarding the engineer's report and the potential use of a lift on the patio. The Board reached a consensus that they had fulfilled their due diligence and would move forward with the contractor's recommendations.

Motion made by Peter and seconded by Vincent to approve the quote from Reid's Roofing, in the amount of \$112,010.21 plus GST, for eavestrough replacement and fascia maintenance. All in favour. Carried.

Motion made by Vincent and seconded by Peter to accept the quote of \$1,916.66 plus GST to clean up pigeon droppings and install pigeon deterrent spikes under the soffits at a dormer located near the NW corner of the building. All in favour. Carried.

**b. Restrictive Covenant**

An Information Meeting will be held in April or May to explain the changes to the by-laws pertaining to the age restriction of our building.

**c. Fire Inspection Plan**

KDM will contact Alltron Systems to get date for plan completion.

**d. Pool**

Patch work has been completed. No further issue. Item closed.

**e. Board Dinner**

The date of February 18, 2025 was not suitable. It was decided to have our dinner on March 6, 2025. Item closed.

**f. Parkade Cleaning**

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A notice will be distributed to residents advising the cleaning will be done May 13, 2025.

#### **g. Policies**

The Board reviewed Policy changes to General Policies, Exercise Room, Guest Suites, Parkade & Swimming Pool. Motion made by Gayle and seconded by Elaine to accept the changes to these policies. Policies to be distributed to owners and residents. All in favour. Carried.

#### **7. New business**

##### **a. Pool and Hot Tub**

1. The pool and hot tub require replacement of Sacrificial Anodes. A quote has been received from Automated Aquatics for \$554.40. Motion made by Vince and seconded by Elaine to accept this quote. All in favour. Carried
2. Pro Lab 2 Swimming Pool Test Kit is required in the amount of \$650.00. Motion made by Vince and seconded by Elaine to accept this quote. All in favour. Carried.

##### **b. Outside Front Door Repair or Replacement**

The outside door continues to be a problem after the door locks at 10:00 p.m. Lang's Locks have replaced all the hardware on the door. The door closure has been checked. The alarm is set off when the door does not lock. KDM to have Lock & Door Works Inc. come and check the door.

##### **c. Fire Inspection**

KDM to get quotes from Alltron Systems and MMCI.

#### **8. Correspondence**

Nothing

#### **9. Social**

Nothing.

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

The next meeting will be held April 1, 2025 at 9:30 a.m.

#### **11. Adjournment**

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