

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

May 6, 2025

Approved June 3, 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

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

5. Motion made by Gayle and seconded by Elaine to approve the Minutes of April 1, 2025. All in favour. Carried.

6. Financial

a. Financial reports

The report for March 2025 was received as information.

b. Arrears

There are no arrears.

c. Cheques

Cheques have been signed and distributed.

d. GIC

On May 3rd, a GIC matured with a value of \$86,590.08. This amount will be added to the balance of a GIC that matured on April 27th, which is currently \$118,960.23. The

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total combined of \$205,550.31 from both GIC's will be re-invested for 5 years at an interest rate of 3%. Motion made by Elaine and seconded by Vince to approve this investment. All in favour. Carried.

7. Unfinished business

a. Reid's Roofing

Work started on May 5, 2025 and is scheduled to be completed May 19, 2025

b. Restrictive Covenant

The Information Meeting was held Thursday, April 24, 2025 at 7:00 pm in the Party Room. Special Resolutions were distributed. 110 out of 120 resolutions were received and all were in favour.

c. Fire Inspection Plan

We are awaiting the maps from Alltron. KDM has contacted Alltron and were advised the Safety Plan should be expected the first week in May.

d. Parkade Cleaning

Cleaning to be done June 23, 2025.

e. Fire Inspection

Alltron Systems completed the common area fire inspection on April 28, 2025. The in-suite inspections will be done on May 7, 2025.

f. Swimming Pool Panic Bar Opener

Lock & Door Works Inc. installed grade 1 Panic Door Openers on both doors on April 23, 2025. Item closed.

g. Carpet Cleaning

Quotes have been received from Anmol Janitor Services Ltd. for \$3,700.00 plus GST this includes hallways, stairwells, party room and library. Carpeteers quote for \$3,800.00 includes hallways and stairwells. Party room is \$250.00. Waiting for more information.

h. Parkade Door Service

Jackson and James serviced the doors on April 4, 2025. At that time they replaced the weather stripping on both sides. They advised we needed to replace a 2 inch vertical track for the parkade exit door. We have received a quote for \$460.00 plus GST. Motion made by Peter and seconded by Gayle to accept this quote. All in favour. Carried.

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i. Air Conditioners and Fan Coils

Pure Mechanical to install the Fan Coil in the Library on May 13, 14 and 15, 2025.

j. Patio Furniture

The patio furniture was uncovered on April 11, 2025. Thank you to those who did this work. Item closed.

8. New business

a. Gym Equipment

The gym equipment was serviced April 10, 2025 by Lucki's Exercise Equipment Ltd. We received a quote for yearly service for \$202.23 plus any shop supplies and/or parts which may be used per visit. Motion made by Peter and seconded by Elaine to accept this quote. All in favour. Carried.

We have received a letter requesting we purchase 2.5 and 5 pound weights for the weight machine. KDM to contact Lucki's for a quote.

b. Window Repair

Unit XXX requires repair to the casement and two bar hinges. A quote was received from Crystal Glass in the amount of \$314.17. Motion made by Peter and seconded by Emily to accept this quote. All in favour. Carried.

9. Correspondence

- a. A letter was received from Unit xxx for 24-hour care. Answered.
- b. A letter was received from Unit xxx regarding renovations. Answered.
- c. A letter was received from Unit xxx regarding Air Conditioners. Answered.

10. Social

Nothing

11. Next meeting date

The next meeting will be held on June 3, 2025 at 9:30 a.m.

12. Adjournment

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