

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

May 7, 2024

Approved June 4, 2024

Present:

Audrey Buchinski – President
Les Sayer – Vice-President
Elaine Zaplachinski – Treasurer
Gayle Nicholson – Secretary
Peter Lovett – Director
Emily Allan – Director
Roy van de Kamp – Director

Nancy Vukas (KDM Management) – 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 amended agenda. All in favour. Carried.

4. Approval of minutes

Motion made by Gayle and seconded by Emily to approve the minutes of April 2 and 4, 2024. All in favour. Carried.

5. Financial

a. Financial reports

The report for March 2024 was received as information.

b. Arrears

There are no arrears.

c. Cheques

Cheques have been signed and distributed.

d. Audit

KDM to start preparing the audit.

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6. Unfinished business

a. Reid's Roofing

Reid's Roofing is scheduled to begin work on May 27, 2024 weather permitting.

b. Fire Inspection

The fire inspection report has been received listing deficiencies. Cost for repairs to the alarm system and emergency lighting is \$3,475.00 plus GST. Costs for repairs to the sprinkler system are \$8,855.00 plus GST. Motion made by Peter and seconded by Gayle to accept the quotes for these repairs. All in favour. Carried. Storage locker sprinklers to be inspected when repairs are being done.

c. XXX Window

Contractor waiting for warmer weather.

d. Boiler Repairs

Pure Mechanical has booked May 7, 2024 to do the repairs.

e. Parkade Cleaning

The parkade cleaning is scheduled for May 13, 2024.

f. Fines for Unauthorized Vehicles using Wash Bay

The Car Wash Policy has been updated. Motion made by Roy and seconded by Emily to accept the updated Car Wash Policy. All in favour. Carried.

g. Parking Lot Pavement

The Lake Side Landing Mall owners have decided not to re-pave the easement agreement areas this year. Item closed.

h. Hallway Lighting

The contractor began installing the LED lighting in hallways on May 2nd.

i. Otis Phone Lines

Telus has installed fiber optics in all elevators. Item closed.

j. Patio and Shrub Maintenance

No quotes have been received to date. KDM sent a letter to Unit XXX regarding the patio in front of that unit. An answer has been received.

k. Spring Walk About

A date to be set when weather improves.

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I. Emergency Sign Front Door

The sign has been put up. Item closed.

7. New business

a. Window Washing

Painless Property Services has submitted a quote in the amount of \$2,919.00 including GST for window washing, including the exterior sides of the glass balcony railings. Motion made by Les and seconded by Roy to accept this quote. All in favour. Carried.

b. Patio Furniture

A date will be set when weather permitting.

c. Senior Week Celebration

A request has been received from Nicole Goehring's office. She would like to host a coffee gathering to celebrate Senior Week. The meet and greet is booked for June 4th from 11:00 a.m. to 12 noon in the library. Notices to be posted one week prior.

d. Printer

Roy has volunteered to investigate printers.

8. Correspondence

a. None

9. Social

Nothing

10. Next meeting date

The next meeting will be held June 4, 2024 at 9:30 a.m.

11. Adjournment

Audrey adjourned the meeting at 10:30 a.m.