
SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

September 3, 2024

Approved October 1, 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)

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 Elaine to approve the Minutes of August 8, 2024.
All in favour. Carried.

5. Financial

a. Financial reports

The report for July 2024 was received as information.

b. Arrears

The total amount owing in arrears is \$0.00.

c. Cheques

Cheques have been signed and distributed.

d. Audit

The audit was presented and approved, with minor changes to Note 11, at our August 8, 2024 meeting. Item closed.

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

September 3, 2024

Approved October 1, 2024

e. GIC

A GIC matured August 10, 2024 in the amount of \$82,168.31. These monies have been re-invested in a GIC for 5 years at 3.55%. Item closed.

6. Unfinished business

a. Reid's Roofing

A walkabout was done on August 31st by Reid's Roofing prior to submitting a quote to replace the eaves trough and repair soffits and fascia. They expressed difficulty in doing the eaves trough on the lake side of the building. Therefore, they have requested that an engineer be brought in to establish the amount of weight that can be placed on the patio. Two engineering companies have been recommended. They are Rus-Tec Engineers and Dyna West Engineering. An engineering company will be selected at the next board meeting. Reid's Roofing will return September 11 & 12 to install a custom pan against the step wall and under the tiles as well as replace mortar that was missing around tiles.

b. Patio and Shrub Maintenance

The junipers have been trimmed. Item closed.

c. Restrictive Covenant

This is to be brought up at the AGM.

d. Party Room Flooring

The flooring transition pieces were repaired in house. Item closed.

e. AGM

Packages were delivered August 15, 2024. Meeting to be held September 11, 2024.

f. Hallway Carpets

We are waiting for more information regarding the cleaning of carpets and repairs.

7. New business

a. Unit XXX BBQ Fire

Unit XXX balcony inspection was done August 30, 2024. The patio was inspected August 30th. There is no damage from the barbeque fire. Item closed.

b. Pictures Donated to Party Room

Motion made by Les and seconded by Elaine to accept three (3) pictures donated to the party room. All in favour. Carried.

SIERRAS ON THE LAKE

CONDOMINIUM CORPORATION 022 6881

Board of Directors Meeting Minutes

September 3, 2024

Approved October 1, 2024

c. Sprinkler System Winterization

Rainman to start winterizing September 16th.

d. Patio Furniture

Gayle and Emily will organize a group to put away the patio furniture at the end of September or beginning of October.

e. KDM Board Information Night

KDM Board information night September 9, 2024. Audrey, Les, Peter and Gayle will attend. Item closed.

8. Correspondence

- a. A letter was received from Unit XXX regarding a new breaker required in the breaker box. KDM to respond.
- b. A letter was received from Unit XXX regarding noise. Answered.
- c. A diagram was received from Unit XXX requesting yellow line in parkade. KDM to respond.
- d. A letter was received from KDM regarding Fostering a Positive and Collaborative Environment. Filed as information.
- e. A letter was received from Unit XXX regarding the August BBQ. KDM to respond.

9. Social

A letter was sent to the Chairperson of the Social Committee regarding the August BBQ.

10. Next meeting date

The next meeting will be held October 1, 2024 at 9:30 a.m.

11. Adjournment

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