

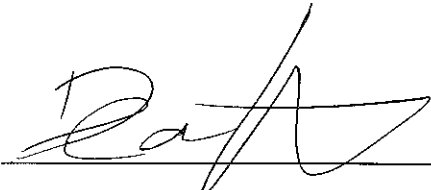
MEETING NAME:		Board of Directors Meeting Eagle Ridge Condominium # 0728880
Meeting Date: April 7, 2011		Location: Eagle Ridge Bldg 100 Amenity Room
Chaired by:	Dean Little, President	Recorded by: Kevin Keightley
Attachments:	None	
Present:		
Board Members	Administration & Guests	Absent
Dean Little, President Jason Ranni, Vice President Stuart Josselyn, Treasurer Kevin Keightley, Secretary Duc Trinh, Maintenance	Sandra Pearce, Community Manager Amanda Loveless, Building Superintendent	Prakash Madireddy

No.	DESCRIPTION	ACTION BY	Due
1.	Dean called the meeting to order at 7:05 p.m.		
2.	Adoption of the Agenda It was moved and seconded that the agenda for The Peaks Board meeting of the April 7, 2011 be adopted as presented. CARRIED		
3.	Nominations / Vote for Executive Committee Changes 3.1 Election of new President / Vice President Dean Little was nominated for president and accepted. Jason Ranni was nominated for Vice President and accepted. CARRIED 3.2 Elect Chairperson for meeting It was moved and seconded that Dean be the Chairperson. CARRIED 3.3 Elect new single point contact person It was moved and seconded that Dean be the single point of contact. CARRIED		
4.	Presentation There were no presentations		
5.	Approval of Minutes The board moved and seconded that the minutes of the Peaks Condominium Corporation No. 0728880 Board meeting held March 1, 2011 be approved. CARRIED		Previously Distributed
6.	Recording of Electronic Motions 6.1 Acceptance of Inside and Out Painting for common areas of all four buildings It was moved and seconded that Inside and Out Painting be hired to paint the common areas of all four buildings. CARRIED It was moved and seconded that the expense of painting the common areas of all four buildings will come out of the reserve fund. CARRIED		

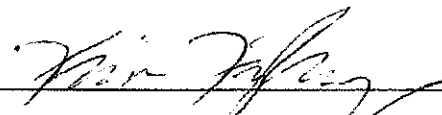
No.	DESCRIPTION	ACTION BY	Due
7.	<p>Treasurer's Report</p> <p>7.1. Budget & Financial Statements</p> <ul style="list-style-type: none"> It was moved and seconded that Condominium Corporation No. 0728880 accepts February 2011 financial statements. CARRIED Stuart will look into Oits Elevator costs. Stuart has fixed the budgeting error with Condominium First Management Company, so that the month ends are reported correctly Quotes are needed to fix the damage to the City Wide Cable equipment, caused by snow removal <p>7.2 Arrears</p> <p>It was moved and seconded that Condominium Corporation No. 0728880 forgive all condominium fee arrears under \$25.00 caused by interest payments and Condominium First Management Company is to write these arrears off to a specifically named account. CARRIED</p>	<p>Stuart Stuart Sandra</p>	
8.	<p>Property Manager, Condominium First Report</p> <p>Sandra reported the following:</p> <p>8.1 Change of directors Signing</p> <p>New board members signed the change of directors form</p> <p>8.2 Summer maintenance proposals</p> <p>Table for two weeks</p> <p>8.3 Atlas Anchor Inspection request</p> <p>Amanda to follow up if Atlas has to do the inspection</p> <p>8.4 Cheque Signing</p> <p>Completed</p> <p>8.5 Payment of Inside and Out Painting invoices – OP or RF</p> <p>Completed in 7.1</p> <p>8.6 Reliance Consulting Appraisal Review</p> <p>It was moved and seconded that Condominium Corporation No. 0728880 accepts the Reliance Consulting Appraisal Review. CARRIED</p> <p>8.7 Odor issues with a unit</p> <p>It was moved and seconded that if the smell issue conclusive, and is coming from the walls the corporation will pay for the repair. CARRIED Sandra will be the single point of contact</p>	<p>Sandra</p> <p>Sandra</p> <p>Amanda</p> <p>Sandra</p>	<p>Apr 21</p> <p>Apr 14</p>

No.	DESCRIPTION	ACTION BY	Due
9	<p>Building Superintendent Report Old Business 9.1 Common area painting update Amanda is satisfied with the work thus far but will follow up with the lasts work at the request of the board.</p> <p>9.2 Leon's issues Hold of payment to Leon's due to damage of electrical equipment owned by City Wide Electric.</p> <p>9.3 Lights replacement quotes Tabled for maintenance committee to go over</p> <p>9.4 Black Mac Star 450 Receiver Update There are some installation issues, they are being worked</p> <p>9.5 Fencing storage for the parkade Tabled</p> <p>New Business</p> <p>9.7 Schedule to Inspect of a unit</p> <p>9.8 Quote for security cameras Obtain a quote for security cameras for the garbage rooms.</p> <p>9.9 Dimmer switch installed in building D amenity room</p> <p>9.10 Quotes for building engineering study Duc to provide a scope of work for an engineering study for the parkeade leaks.</p>	<p>Amanda</p> <p>Duc</p> <p>Amanda Sandra</p> <p>Sandra</p> <p>Sandra Duc</p>	<p>Apr 21</p> <p>Apr 27 Apr 11</p>
10	<p>Committees</p> <p>10.1 Bylaw Committee Dean to meet with Brenda to track changes between the 1st and 2nd bylaw</p> <p>10.2 Maintenance Committee Maintenance Committee to meet next Thursday April 14, 2011</p>	<p>Dean</p> <p>Duc</p>	<p>Apr 27</p> <p>Apr 14</p>
11	<p>Communications</p> <p>11.1 Website update Jason to update board member names on the website</p>	<p>Jason</p>	<p>Apr 27</p>
11	<p>New Business There was no new business.</p>		
12	<p>Next Meeting: April 27, 2011 6:30pm</p>		

No.	DESCRIPTION	ACTION BY	Due
13	The meeting was adjourned at 9:30 pm		



Dean Little, President



Kevin Keightley, Secretary