

THE PEAKS CONDOMINIUM CORPORATION
NO. 072 8880

BOARD MEETING MINUTES

April 4, 2017

PLACE: Amenities Room 136A

DATE: April 4, 2017

TIME: 6:30 pm

| | | |
|------------|------------------|-----------------------------|
| 1) QUORUM: | President | To be voted at next meeting |
| | Vice President | Kelly Berry ✓ |
| | Treasurer | Brandon Parsons ✓ |
| | Secretary | David Bussey x |
| | Member at Large | Frank Lewis ✓ |
| | Member at Large | Prakash Madireddy x |
| | Member at Large | Stephen Lemay ✓ |
| | Building Manager | Amanda Loveless ✓ |

2) MEETING CALLED TO ORDER by CHAIR, Kelly Berry at 6:38pm

3) GUESTS AND DELEGATES: None

4) **MOTION:** To APPROVE **AGENDA:**

Kelly Berry / Brandon Parsons

CARRIED

5) **MOTION:** To APPROVE **MINUTES** of previous meeting – No minutes to present – AGM last meeting

6) OLD BUSINESS ARISING FROM LAST MINUTES:

a) Survey Monitoring and Forensic Investigation of Void under Parkade – Inspection completed – **No significant movement throughout the parkade. Void under P2 slab is recommended to be filled with a sand/cement slurry.**

b) Pipe Cleaning – **Scheduled for July**

c) A604 – **Trailer removed from exterior lot.**

d) AC drain lines in parkade – Minutes submitted by previous Board Member Biljana Mirkovic – **Will send to lawyer for advice.**

e) Final Phase of Caulking & Sealant Project – **Scheduled for this coming year.**

f) Security System – Chubb Edwards to finalize tie in to fire system

7) FINANCIALS/INVESTMENTS/ARREARS

As of February 22, 2017, the Operating Account was \$166,995.66, the Reserve Fund was \$1,966,222.23, A/R was \$81,974.45 and A/P was \$18,673.47

MOTION: TO APPROVE FINANCIALS as presented: April 4, 2017

Brandon Parsons / Frank Lewis

CARRIED

8) CORRESPONDENCE: Sent: None

Received: None

9) NEW BUSINESS

- a) Rob Eastwood resigned from his position as Board President as requested - member to be elected for this position at the May 9th meeting.
- b) Window Replacement – Quote received, to replace only leaking windows at this time.
- c) Building C – NE Parapet Wall and Building B SE Parapet Wall – Fort McMurray Roofing and Genroc to open, spray foam insulate and reseal – **Motion Frank Lewis / Kelly Berry**
- d) Washbay items – **Enroute to site**
- e) Parkade Cleaning – RMWB has decided to allow the parkade dirt to be dumped locally.
- f) Board Members – Are required to attend all meeting where possible and must obtain approval to miss meetings. The Board will enforce the Bylaw Ref. Section 20.) g if two consecutive meetings are missed. **Motion Brandon Parsons/Kelly Berry**
- g) Solar System – Cost Analysis to be completed as well as load bearing of panels on roof. Several factors have resulted in lower electricity bills such as LED conversion & unit rates have also gone down. Contract was initiated a year ahead of schedule, will go to lawyer for review. **All in favour.**
- h) Staff Contracts – Tabled May/June
- i) Notice to be sent out to Owners advising of the restructuring of the Board. **Motion Brandon Parsons/Frank Lewis**
- j) SW parking lot entrance – Quote received. Aim Contracting to repair at a cost of \$8,375.00. **Motion Stephen Lemay/Kelly Berry**
- k) Corner Guards to be installed in all lobbies throughout the property to help eliminate moving damages at a cost of \$14,700.00. **Motion Frank Lewis/Kelly Berry**
- l) Riser replacement program – One quote received. More quotes requested. – Tabled

- m) Otis Elevator Review & Proposal, Post Fire Maintenance – To proceed with documentation being sent to Corporation Lawyer for review as the proposal was declined by our Insurance Provider. Total Cost of proposal \$44,520.00.
Motion Stephen Lemay/Brandon Parsons

10) NEXT MEETING DATE: AGM May 9, 2017

11) **MOTION:** TO ADJOURN at 9:23 pm

Kelly Berry / Brandon Parsons

CARRIED

12) TABLED ITEMS

- a) Staff Contracts
- b) Uneven concrete at the NE entrance to parkade and SE entrance to property.
- c) Riser Replacement