

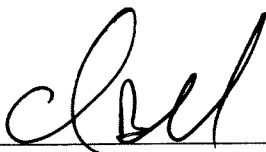
<b>MEETING NAME:</b>		<b>Board of Directors Meeting Eagle Ridge Condominium # 0728880</b>
<b>Meeting Date: January 26, 2011</b>		<b>Location: Eagle Ridge Bldg 100 Amenity Room</b>
<b>Chaired by:</b>	Brenda Diebel, President	<b>Recorded by: Kevin Keightley</b>
<b>Attachments:</b>	Policy F-7: Use of Personal Vehicles and Policy MP-5: Policy Monitoring and Review	
<b>Present:</b>		
<b>Board Members</b>	<b>Administration &amp; Guests</b>	<b>Absent</b>
Brenda Diebel, President Dean Little, Vice President Stuart Josselyn, Treasurer Kevin Keightley, Secretary Chris Black Duc Trinh, Maintenance	Sandra Pearce, Community Manager Amanda Loveless, Building Superintendent	Biljana Mirkovic Latosia Campbell, nonvoting member

1	Brenda called the meeting to order at 7:03 p.m.		
2	<b>Adoption of the Agenda</b> It was moved and seconded that the agenda for The Peaks Board meeting of the January 26, 2011 be adopted as presented. CARRIED		
3	<b>Presentation</b> 3.1 There were no presentations		
4	<b>Approval of Minutes</b> The board moved and seconded that the minutes of the Peaks Condominium Corporation No. 0728880 Board meeting held December 4, 2010 be approved. CARRIED		Previously Distributed
5	<b>Recording of Electronic Motions</b> 5.1. There were no electronic motions.		
6	<b>Treasurer's Report</b> <b>6.1. Budget &amp; Financial Statements</b> The finances are on budget with no exceptionalities to be reported. Everything is in order for the budget. We are currently running a surplus that allows us to cover two months of expenditures.  <b>6.2 Update on Bank Accounts</b> The Executive Members of the Board have signing authority for Peaks cheques. Two signatures are required.  It was moved and seconded that Condominium Corporation No. 0728880 t cease pre-approval of invoices and that back up including invoices be attached to the cheque when presented for signing.	Stuart  Sandra Stuart	

	<p><b>6.3. Arrears</b></p> <ul style="list-style-type: none"> <li>Ten owners are in substantial arrears</li> </ul> <p>It was moved and seconded that Condominium Corporation No. 0728880 forgive all condominium fee arrears under \$50.00 as of January 31, 2011, and Condominium First Management Company is to write these arrears off to a specifically named account. CARRIED</p>		
7	<p><b>Property Manager, Condominium First Report</b> Sandra reported the following:</p> <p><b>7.1 Staff Benefits - Status</b></p> <ul style="list-style-type: none"> <li>Benefits are will be in effect February 1, 2011.</li> <li>There is a 50/50 split of the cost, but life insurance must be paid by the employee</li> <li>Empire Life benefits will be administrated through their web portal.</li> </ul> <p><b>7.2 Annual General Meeting</b> Sandra set up the AGM for February 7, 2011. She will order some food for the meeting: Pizza, veggie/sandwich trays, and beverages</p> <p><b>7.3 Reliance Quote for Appraisal</b> It was moved and seconded that the Peaks Condominium Corporation No. 0728880, enter into an agreement with Reliance for the 2011 insurance appraisal contingent on a 2012 update, and not to exceed \$4,000. CARRIED</p> <p><b>7.4 Technical Audit- Wade Engineering update</b> The Technical Audit for the parkade has been received but there was no news on report for the roof. Sandra to follow up.</p> <p><b>7.5 HVAC Contract</b> It was moved and seconded that the Peaks Condominium Corporation No. 0728880, enter into an agreement with HVAC solutions for the Silver Contract. CARRIED</p> <p><b>7.6 Emergency Numbers</b> Condominium First will be sending a letter with fridge magnets with emergency contact numbers to all residents and owners providing them with guidelines for the use of emergency numbers and informing them of the charge for after hour callouts to the Building Superintendent.</p>	Sandra	<p>Feb 7</p> <p>Feb 23</p> <p>Feb 7</p> <p>Feb 1</p> <p>Feb 23</p>
8	<p><b>Building Superintendent Report</b></p> <p><b>8.1 Gym</b></p> <ul style="list-style-type: none"> <li>Sound proofing is a success.</li> <li>Mirrors. Board approved a quote from Chrystal glass to have mirrors installed at a cost of \$2,254.00</li> <li>Amanda Will look into TV cable options</li> </ul>	Amanda	Feb 1

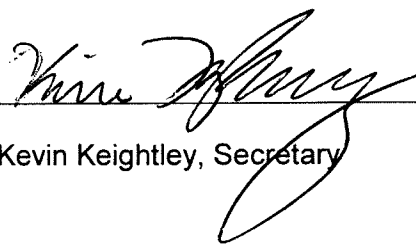
	<p><b>8.2. Water Issues – Invoices from Alcor and HVAC</b></p> <ul style="list-style-type: none"> <li>• Re-Wired pump in sprinkler room, this pump is a pressure regulating pump that regulates the city water.</li> <li>• Amanda isn't convinced that the problem is fixed</li> <li>• Ask Centron for assistance on issue</li> </ul>		
	<p><b>8.3 Fines and vehicle towing</b></p> <ul style="list-style-type: none"> <li>• Towing has slowed down</li> <li>• Board approves that owners use parking spaces in particular the underground spaces in a safe and clean manner. Amanda to fine otherwise.</li> </ul>	Amanda	Ongoing
	<p><b>8.4 Parkade Cleaning</b> The parkade should be cleaned in two weeks. Amanda is to notify residents when the date is known.</p> <p><b>8.5 Improvements to Common Rooms</b> It was moved and seconded that Condominium Corporation 0728880 approve the purchase of a combined pool, air hockey, and ping pong table, and dart board with protective backing for the Games Room at a cost not to exceed \$3,000. CARRIED</p>	Amanda	
	<p><b>8.6 Complaints of owners regarding daycare</b> The Board was informed that several complaint had been received regarding noise as a result of the daycare located in Unit 303D. Several notices have been given the owner / operator.</p> <p>It was moved and seconded that Condominium Corporation No. 0728880 revoke the approval granted the daycare at Unit 303D of The Peaks with 60 days' notice to cease, and with notification to the appropriate authorities. CARRIED</p>	Sandra	Feb 1
9	<p><b>Board Policies and Procedure</b></p> <p><b>9.1 After hours call outs</b> It was moved and seconded that Condominium Corporation No. 0728880 approve that all after hours calls will cost the same amount as Lock Out calls: between 5:00 pm and 9:00 pm \$75.00 and between 9:00 pm and 8:00 am \$150.00.</p>	Amanda	
	<p><b>9.2 Policy F-7: Use of Personal Vehicles</b> It was moved and seconded that Condominium Corporation No. 0728880 approve Policy F-7: Use of Personal Vehicles, attached to and forming part of these minutes. CARRIED</p> <p><b>9.3 Policy MP-5: Policy Monitoring and Review</b> It was moved and seconded that Condominium Corporation No. 0728880 approve Policy MP-7: Policy Monitoring and Review, attached to and forming part of these minutes. CARRIED</p>		

10	<p><b>Committees</b></p> <p><b>10.1 Bylaw Committee</b>          Brenda informed the Board that in a discussion with Heather Bonneycastle regarding the revision of the Corporation Bylaw, Heather pointed out that condominiums throughout Alberta have incorporated a similar set of bylaws and we would be best served by following this standard and incorporating new bylaw recommendations that have come out of the courts and arbitration in recent years. She indicated she could do this and incorporate the Board's wishes from the draft Bylaw No. 2.</p> <p>It was moved and seconded that Condominium Corporation No. 0728880, enter into an agreement with Heather Bonneycastle of McLeod Law, Calgary, Alberta, to review Bylaw No 1 and Draft Bylaw No. 2 and make a consolidated draft to be presented to the Board for discussion at the February 23<sup>rd</sup> board meeting for a cost of approximately \$3000.00</p> <p><b>10.2 Maintenance Committee</b>          Nothing to report</p> <p><b>10.3. Personnel Committee</b>          Nothing to report</p>	<p><b>Sandra Brenda</b></p> <p>Sandra</p>	<p>Feb 1</p> <p>Feb 23</p>
11	<p><b>Communication</b></p> <p>11.1 Chris will not be running in for another term, but has agreed to stay on as Webmaster. The Board was disappointed that Chris would not stand for a second term and expressed their gratitude for continuing as Webmaster.</p>	Chris	Ongoing
12	<p><b>New Business</b>          There was no new business.</p>		
13	<p><b>Next Meeting:</b> AGM February 7, 2011 6:30pm</p>		
14	<p>The meeting was adjourned at 8:45 pm</p>		



~~Brenda Diebel~~, President

CHRIS BLACK



Kevin Keightley, Secretary