

<b>MEETING NAME:</b> June 27th, 2012 Meeting	<b>The PEAKS Board of Directors Meeting (Regular)</b> <b>Eagle Ridge Condominium # 0728880</b>
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<b>Meeting Date:</b> June 27th, 2012	<b>Location:</b> Eagle Ridge Bldg 136A, Amenity Room A	
<b>Chaired By:</b> Dave Diebel, VP		<b>Recorded By:</b> Deanna Hebert
<b>Attachments:</b>		
<b>Present:</b> <b>Board Members</b>	<b>Administration &amp; Guests</b>	<b>Absent</b>
Dave Diebel (V.P. and Treasurer)	Amanda Loveless (Building Superintendent)	Craig Squires (Interim President)
Deanna Hebert (Recording Secretary)	Karen Kean (Condominium First)	
Jay Schmitz	Roger Davies (Condominium First)	
Frank Lewis	Jason Ranni (Senior Board Advisor)	
Chuck Smith		

No.	DESCRIPTION	ACTION BY	DUE
1.	<b>Call to Order and Welcome:</b> At 6:35 pm. by Dave D., and welcome to Roger Davies and Karen Kean.	Chair	
2.	<b>Adoption of the Agenda:</b> It was moved and seconded that the agenda for the Condominium Corporation 0728880 meeting of June 27, 2012 was accepted as presented. CARRIED	Chair	
3.	<b>Presentations:</b> 3.1 Roger Davies expressed regret at notice given to Condominium First by the BOD of 'The Peaks' to not renew their property management contract after October 1 <sup>st</sup> , 2012. He offered some incentives if the Board chose to renew with CF.	Roger D.	
4.	<b>Building Superintendents' Report</b> (Amanda L.) 4.1 Amanda to send email to all residents to remind them to be respectful of water dripping below from balcony flowerpots. 4.2 Several warnings have been given to residents but this week the Bylaws will be enforced in order to maintain the property value and enjoyment for all. 4.3 <b>MOTION:</b> "It was moved and seconded to accept the Building Superintendents report as submitted." CARRIED.	Amanda  BOD	immediately
5.	<b>Adoption of the Previous Minutes:</b> 5.1 <b>MOTION:</b> "It was moved and seconded that the Condominium Corporation No. 0728880 Minutes of regular meetings of the Board for February 2012 and May 30 <sup>th</sup> , 2012 be approved." CARRIED. 5.2 Karen to check if Johnny has been paid yet as moved in May minutes, 6.1.	BOD  Karen	immediately
6.	<b>Recording of Electronic Motions:</b> 6.1 <b>MOTION:</b> "The Board approves unit #305D to erect planters on its own balcony railings: the grey planters and their contents must be hanging on the Interior of the balcony only, strapped with black tie-down straps and securely Fastened. The planters and fasteners must be taken down from the railings by October 31st, 2012. The Board will need a written request from unit #305D before it may erect any hanging planters in the year 2013, in order to first review any concerns from other residents." CARRIED. 6.2 In Camera.	BOD	
7.	<b>Treasurer's Report:</b> (Dave D.) 7.1 Third party Engineering Firm cheque was paid in the amount of \$16,319.42. 7.2 Boosters were necessary to purchase as the Fire department wanted individual breakers. 7.3 <b>MOTION:</b> "It was moved and seconded to accept the Treasurers Report as presented." CARRIED	Dave  BOD	
8.	<b>Property Manager – Condominium First Report:</b> 8.1 Karen will email list of resident arrears to Board. 8.2 A unit in Bldg. B is in foreclosure. 8.3 C. First issued a few caveats to owners for Condo fees in arrears.	Karen	immediately

No.	DESCRIPTION	ACTION BY	DUE
	8.4 BOD considering requesting monthly condo fees in advance, as is allowed in the Condominium Act to reduce necessity to chase arrears, issue caveats. 8.5 March AGM Minutes require formatting before being accepted for posting. 8.6 <b>MOTION:</b> "It was moved and seconded to accept the Property Manager's report as presented." CARRIED	Karen  BOD	July
9.	<b>Unfinished Business:</b> 9.1 Centron acknowledged receipt of third party Engineering report today, June 27th.	Dave, Jason, Jay	July
10.	<b>New Business:</b> 10.1 Policy C-6: Pet Deposit discussion; deferred. 10.2 Policy C-6: Poopprints program: discussion; deferred for now. Amanda to look at the dollar amount of fines that the municipality charges for dog littering. 10.3 Invitation to Brenda Diebel to record minutes at July 2012 meeting. 10.4 Karen to look at cost of and assigning garbage removal of XL items in garbage rooms. 10.5 Lafarge will be in for cement repairs. BOD wants a commitment from Lafarge if these concerns arise in future. 10.5 No pads or rugs (or salt) is allowed on privacy area balconies or patios as the moisture trapped could cause damage to the cement underneath over time, as per Bylaw No. 61.b.xxxi.	Amanda  Karen	July  immediately
11.	<b>Committee Reports:</b> 11.1 <b>Bylaw:</b> Letter from Vilia T. requesting to keep the hanging baskets and display Items on her Patio privacy area. <b>MOTION:</b> "It was moved and seconded that Unit 105-136A could not continue to hang flower baskets from the concrete overhang of her own or the privacy area unit above hers as per Bylaw No. 61.b.viii, nor keep any 'display items' outside as per Bylaw No.61.b.x.v, but that as per Bylaw 61.b.xxxi: '...flower pots, lawn furniture or a barbeque on a privacy area are permitted.'" CARRIED. 11.2 <b>Deficiency Committee:</b> planning to engage with Centron. 11.3 <b>Maintenance:</b> Lafarge on site next week to start repairs of cement as required right now. This is a design and construction issue, not a maintenance issue. 11.4 <b>Personnel:</b> i) In support of staff education, the Board will reimburse Amanda \$250.00 for the cost of her application for candidacy to take the Accredited Residential Management (ARM), as per Board Education policy. ii) Sharon has left our staff; BOD sorry to see her leave. Chuck will attempt an exit interview. iii) Amanda is working on Johnny's job description. 11.5 <b>Communications:</b> Jason is working on Google apps, and domain names for Board member positions will cost approximately \$70.00 month. The BOD supports this for continuity with each new Board. <b>MOTION:</b> "It was moved and seconded that Condominium Corporation No. #0728880 give Jason Ranni the authority to start an electronic 'station' of email addresses, apps and whatever is so necessary for the use of and with access only to 'The Peaks' Board members and Communications sub-committee members at a cost not to exceed \$80.00 monthly." CARRIED.	Deanna  BOD  Dave, Jay, Jason Jay, Frank, Craig  Chuck Amanda  Jason	June  July July  Immediately July  August
12.	<b>Announcements:</b> 12.1 Special Board meeting on July 1 <sup>st</sup> . 7:00 pm, Amenity Room A, Bldg. A.	BOD	July 2nd
13.	<b>Adjournment:</b> 13.1 There being no further business, the meeting of Corporation No. 0728880 was adjourned at 9:30 pm by Dave Diebel. 13.2 Next meeting: <b>Wednesday, July 25th</b> at 6:30 pm, Amenity Room A. Frank Lewis and Deanna Hebert send regrets. Brenda Diebel to Record.	BOD	

Original Signed By

Original Signed By

Craig Squires (Interim President)

Date of Approval

Deanna Hebert (Recording Secretary)

Date