

Peaks at Eagle Ridge Board Meeting

Minutes of March 1, 2011 @ 7:00 p.m.

Attendees: Dean Little, Stuart Josselyn, Chris Black, Duc Trinh, Kevin Keightley, Jason Ranni, Prakash Madireddy, Amanda Loveless, Sandra Pearce, and Cherry Newbury

1. Meeting called to order @ 7:05 p.m.
2. Adoption of Agenda was accepted all in favour
3. Nominations / Vote for Executive/ Committee Positions
President – Chris Black nominated by DL seconded by PM, all in favour, accepted by Chris Black
Vice President – Dean Little nominated by CB seconded by KK, all in favour, accepted by Dean Little
Treasurer – Stuart Josselyn nominated by DT seconded by CB, all in favour, accepted by Stuart Josselyn
Secretary – Kevin Keightley nominated by DL seconded by CB, all in favour, accepted by Keven Keightley
Members at Large – Jason Ranni, Prakash Madireddy, Duc Trinh, all in favour and accepted by members.

Committees:

Bylaw – Brenda Diebel

Maintenance – Duc Trinh, Prakash Madireddy, Jason Ranni, Kevin Keightley

Personnel – To be discussed at a later date

Communications – Jason Ranni, Chris Black

4. Presentations – No presentations at this time
5. Adoption of the Minutes from January 26, 2011 was accepted and signed. Motioned by CB, seconded by SJ, all in favour – carried.
6. Electronic motion –
Paint for Unit #104A has been completed
Snow Clearing has been completed
Roof clearing to be done when we get snowfall – motioned by PM, seconded by DL, all in favour
Snow blower required for the ramps to be tabled for discussion in the next winter season
7. Treasurer's Report – given by Stuart
 - Funds are good
 - Budget not matching – Sandra and Stuart will discuss this.
 - Small amounts of arrears to be deleted from owner's accounts, but not the credits
8. Property Manager:
 - BGE Application for signing
 - Glassy proposal – presented to the BOD for discussion – motion to approve the Glassy quote for the window cleaning for this year - timeline for this quote for the end of June month. Motioned by CB, seconded by SJ, all in favour.
 - Signing of the Cass and Fraser Audit Final draft for 2010 – signed off by SJ
 - Fine Retraction requested by Unit #602C was discussed and declined, motioned by CB and 2nd by SJ, all in favour for the fine to stand as is.
 - The Reliance appraisal was presented for review by email – signage at the next meeting.

9. Building Superintendent Report

1. Painting quotes for Bldg A/B – Amanda will present all 3 quotes to BOD for review with a March 15 deadline for approvals by via email, also was suggested to have a quote for all 4 bldgs and for the funds to come from what was budgeted – all Board members were in favour.

2. Electrical Quotes – Jason suggested to have quotes for the entire job to replace all the lights in one lump sum and for Amanda to submit the quote to the BOD for the Maintenance Committee to decide on.

3. Parkade cleaning – AGE to come in March – schedule for March and get an agreement in place for 6 cleanings per year along with 2 scrubs.

4. Speed limit signs to go on pillars at end of ramp – to be posted in May.

5. Wash Bay Usage– suggested that stickers for vehicles to be displayed in the windshield or perhaps a FOB idea to be used to limit the washing of vehicles to residents only. Amanda will check on those issues and address the BOD with her findings.

10. Black Mac quote – Star 450 receivers – Amanda to send to BOD.

11. Letters from owners:

- 203D – regarding Air exchanger – not the corporation's problem

- 506D – regarding no walking in parkade – Not permitted due to safety issues

- 12 year old – regarding riding his bike in the parkade – Not permitted due to safety issues

12. Single point contact will be Chris Black, motioned by DL all in favour.

13. Amanda will get quotes for fencing of storage areas in the parkade and present it to the BOD.

14. Summer maintenance quotes forthcoming.

15. Amanda is asking for permission to have the plants in the buildings upgraded with rocks, etc., motioned by SJ for a limit of \$1000 to be spent for the upgrades seconded by DT, all in favour.

16. Plants for the front of the Buildings – Amanda will get quotes for discussion with the Maintenance Committee at a later date.

17. Amanda is to hold onto the CD from Wade Engineering until such a time it is required.

18. Bylaws – Dean to discuss with Brenda Diebel some of the wording on items changed.

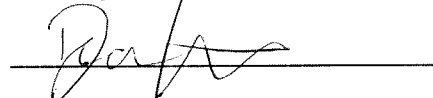
19. Maintenance Committee to meet on March 4th

20. CB to do the newsletter

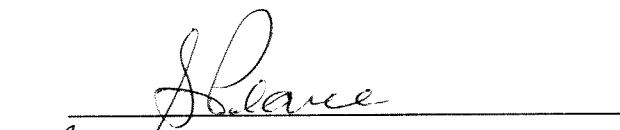
21. Call Printing Unlimited for 20 books of 25 in triplicate ticket books, motioned by CB, seconded by DL, all in favour.

22. Next meeting scheduled for April 7, 2011 @ 7:00 pm

Meeting adjourned at 8:55 p.m.



Director



FOR:
Cherry Newbury – Recording Secretary