

THE PEAKS CONDOMINIUM CORPORATION
NO. 072 8880

BOARD MEETING MINUTES

January 23, 2017

PLACE: Amenities Room 136A

DATE: Jan. 23, 2017

TIME: 6:30 pm

1) QUORUM:	President	Rob Eastwood ✓
	Vice President	Kelly Berry ✓
	Treasurer	Brandon Parsons ✓
	Secretary	David Bussey ✓
	Member at Large	Frank Lewis ✓
	Member at Large	Prakash Madireddy x
	Member at Large	Brian McKinley x
	Building Manager	Amanda Loveless ✓

2) MEETING CALLED TO ORDER by CHAIR, Rob Eastwood at 6:24 pm

3) GUESTS AND DELEGATES: None

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

Brandon Parsons / Rob Eastwood

CARRIED

5) **MOTION:** To APPROVE **MINUTES** of previous meeting – December 19, 2016

Kelly Berry / David Bussey

CARRIED

6) OLD BUSINESS ARISING FROM LAST MINUTES:

a) Solar Project – The solar system is operational and producing electricity. Clarification around the solar contract and payment date were raised. **Legal will be consulted to review the contract for completeness and request made to Enmax / Great Canadian Solar to defer payment until Q4 2017. Will also confirm Enmax plans for ribbon cutting and to publicize the event.**

b) C418 – Bylaw penalty levied for balcony infraction. **Owner's request for No Entry for Fire Inspection was not accepted by BOARD. Owner's request to be removed from Peaks database was also not accepted by BOARD.**

7) FINANCIALS/INVESTMENTS/ARREARS

As of January 15, 2017, the Operating Account was \$ 218, 071.42, the Reserve Fund was \$1,877,567.37, A/R was \$45,755.91 and A/P was \$32,948.28

MOTION: TO APPROVE FINANCIALS as presented: January 15, 2017

Brandon Parsons / Frank Lewis

CARRIED

8) CORRESPONDENCE: Sent: None
Received: None

9) NEW BUSINESS

a) Survey Monitoring & Forensic Investigation of Void under Parkade –
Inspection with camera and probe in 180 sites completed and awaiting report.
Plan is to reassess after spring thaw.

b) B118 – Bylaw infraction. **Owner fined for unapproved trailer and quad in parking stall**

c) A604 – **Owner fined for unapproved trailer in parking stall**

d) Year End - Annual General Meeting (AGM) **confirmed for March 9, 2017**

e) Audit – Cass & Fraser financial audit completed; **arrears notices being sent out to all Owners in arrears for 2015/2016**

f) Security System – Installation is completed; **fobs currently being issued to tenants.** It was agreed by BOARD that all units to be issued 3 fobs, with 2-bedroom units given option to purchase an additional 2 fobs at \$250 each

g) BOARD Request to receive condo fees by Pre-Authorized Debit (PAD) only – **All agreed and received with exception of 4 Owners**

h) PAD transfers for all other payments to PEAKS is also in effect

i) Fire Inspection deficiencies sent out to all Owners with **replacement of smoke detectors scheduled Jan 30/31st.**

j) **MOTION: TO PROCEED** with cleaning of piping in P1/P2 parkade
Kelly Berry / Rob Eastwood **CARRIED**

k) BOARD approved up to \$5000 for upgrade to wash bay.

10) NEXT MEETING DATE: February 22, 2017

11) **MOTION:** TO ADJOURN at 7:35 pm

David Bussey / Kelly Berry

CARRIED

12) TABLED ITEMS

- a) AC drains in parkade
- b) Lawn Sprinkler System
- c) Phase 2 of the Caulking & Sealant Project to commence is in progress.
Completed for 2016. \$193,468.89 taken from Reserve Fund as slated. Last leg of project to be completed in 2017.
- d) Window Project – Windows with recurring leaks will be removed & reinstalled – Report received and discussed.