

**UNAPPROVED
ANNUAL GENERAL MEETING
MINUTES
THE OWNER'S CONDOMINIUM PLAN #882 2950
POINTS WEST RESORT**

May 18, 2008

Held at the Corporation Clubhouse, Sylvan Lake, Alberta

1. Ken Sorensen called the meeting to order at 10:05 a.m. and introduced the Board of Directors and Mike Stevens from Sunreal Property Management Ltd.
2. Sunreal Property Management Ltd. certified there were not any proxies registered and quorum was established at 50.8% with 1 owner disqualified for arrears.
3. Proof of Notice was established and received dated May 2, 2008.
4. Barb Sauve (unit # 37) presented a motion to approve the Annual General Meeting minutes dated May 20, 2007.
Seconded by Melinda Parker (unit #6).
Motion carried.
5. Report of Officers,
Ken Soresen spoke of the management change and the go forward attitude for all business of the Corporation. The Board felt that a management company who had experience in resort style Condominiums would benefit by adding continuity for the financial and maintenance requirements of the Park. Ken thanked the Board for their hard work and contributions and for all Owner's who make the Park a better place. Ken spoke of the future and the positive benefits that will be shared by the Board and all Owners of the Corporation. This shared vision will protect the Owner's investment collectively and create harmony between the Owners. Ken spoke of the attempt to extend the pool hours this season, the importance of Park maintenance, and the importance of the role that Sunreal Property Management Ltd will fill for all the requirements of the Park.

Mike Stevens presented an introduction to Sunreal Property Management Ltd. Mike spoke about the responsibility of the management company and what the scope of duties would normally be. The outline for the management company is found in the management agreement.
6. Committee Reports, Kerrie Johnson (unit #88) spoke to the urgent need to have a few owners volunteer to help the social committee. A few of the events that are hosted by the social committee are Halloween, kids day, pancake breakfast, golf tournament, texas holdem and a welcome back event. Jane Cherweniuk and Cathy Campbell volunteered to assist Kerrie with the Social events.
7. Financial Report,
Ken Sorensen presented the financial report. Ken focused on the upcoming budget for this year and the annual condo fees of One Thousand and Twenty Five dollars (\$1,025.00) for each unit. Ken gave detail in the expense categories of management fees, estoppels certificates, town water charges, and office charges. Ken asked for any questions from the owners and a motion was presented by Maurice Bendinelli (unit #4) to approve the financials as presented.
Seconded by Bob Warren (#71).
Motion carried.

attending school the lot Owner must pay school tax to the local authority. The petition will be available after the meeting and should also be sent to all Owners for signature.

- Steve Ney (unit #50) requested that, due to the annexation of the Corporation land into the Town of Sylvan Lake, the Board should determine which rules, policies or laws are to be followed. If the Town of Sylvan Lake are being followed are any of the old rules, policies or laws grandfathered in?
- The Owners discussed and agreed that the Corporation needs better relations with the Town of Sylvan Lake. The Owners feel that the relations are stained and that the Board should start to take steps to improve the relations.
- Gary Onysko (unit#92) stated that he is sure that the amenities of the Park, including the pool, are being used by non Owners or guests. Gary stated that persons are entering the Park on foot and using the pool and other areas. Gary suggested that the gate card system be introduced to open the gate of the pool and the doors to the washrooms.
- Robert Frank (unit#30) stated that a CCTV recorded system will help with Park security and entry.
- Al and Mary Paquette (unit # 57) suggested that an estimate be determined to install cable throughout the Park.
- Discussion ensued regarding garden hoses that are across common area to supply water to a unit. Mike Stevens will check this in the bylaws to see if this practice is allowed.
- Donna Sandberg (unit #3) asked whether individual electric meters would be an asset. John Cherweniuk (unit #117) stated that the cost of the meters would be a substantial cost to the Corporation and that all individual accounts would pay far more in administration and delivery charges than the corporation account. Therefore this idea will not be put forward to the Board for discussion and action.
- Wayne Bukowicki (unit#74) volunteered to help with any electrical upgrades that the Park requires.
- The Owners of numerous units complained about the poor job that the landscaper did on May 15, 2008. The Owner of unit # 71 also complained that his shed has damaged from the lawnmower and the "whipper snipper" cut holes in the bottom of the siding along the deck.
- Ken Sorensen (unit # 106) presented a motion to enlarge the size of allowed units on a lot to Forty One feet by Twelve feet (41x12). These presented measurements are the same size currently allowed in the bylaws for the Town of Sylvan Lake.
Seconded by Vin Bhola (unit #35).
Motion carried.

11. A motion was presented by Melinda Parker (unit #6) to adjourn the meeting at 12:15 pm.
Seconded by Vin Bhola (unit #35).
Motion carried.