

**Minutes of
BOARD OF DIRECTOR'S SPECIAL MEETING**

**POINTES WEST RESORT
The Owner's Condominium Plan # 882 2999 and 892 2950
July 5th, 2009**

In Attendance:

- Tony Suberlak, Dave Warren, Wes Worobec, Rob Frank, Al Rosnau
- Tamara Hancox - Sunreal Property Management Ltd.

- I. Tony Suberlak called the meeting to order at 9:05 am. The special meeting was called to review Tony's meeting with the Mayor of Sylvan Lake and to discuss the feasibility of having the resort become a four season resort with deep services and 100 amp power. The potential future of the park was to be discussed and plans to share the ideas with all owners were discussed. All other board matters would be discussed at the regular board meeting scheduled for July 19, 2009.

- II. The Deep Service/Development Proposal would include the following topics;
 - i. Water
 - ii. Sewer
 - iii. Power
 - iv. Costs of Project
 - a. Initial outlay of costs
 - b. Phased projects
 - c. Capital expenditures
 - v. Value of Project
 - a. Resale value
 - b. Finance value
 - c. Year round use of resort
 - vi. Back Forty
 - a. Maximizing use of valuable real estate
 - vii. Playground
 - a. Improving current playground
 - b. Removal of playground and creating access to TSL playground
 - viii. Bylaws
 - a. Updating bylaws to address new potential and increase policy enforcement
 - ix. Roads

- III. Town Hall Meetings: The Board discussed many options and methods of communication to owners and decided that holding a few town hold meetings in the clubhouse over the course of the season would be the most beneficial. The meetings would provide an open forum for discussion, a two way communication between the Board and the owners, and an opportunity to invite other attendees such as the Mayor of Sylvan Lake or the Sylvan Lake Planning and Development Committee.

The Board felt that two or more town hall meetings would be needed in order to have the owners adequately informed and provided with the opportunity to ask questions

and add suggestions. A letter of invite outlining the issues in detail would be sent out to owners as soon as dates for the meetings are set.

- IV. Professional Assessment: The Board decided that it was necessary for future maintenance issues and would be also beneficial to beginning the process of discovery for the Deep Service/Development Proposal to have the resort professionally assessed by a professional engineering firm. The assessment would give the Board an accurate picture of the health of the resort and would include suggestions of how to remediate the current water/sewer system, the feasibility of a deep service installation and the estimated costs of such projects. Sunreal was asked to find a suitable engineer to conduct the assessment.
- V. Legal Implications: Tony Suberlak volunteered to research into the legal aspects and taxation impact of having the resort re-zoned to cottage area with condominium association.
- VI. Proposal for Town of Sylvan Lake: Tony advised the board members that the Town of Sylvan Lake is happy to accept a development proposal from Points West Resort regarding the immediate areas surrounding the park and including the future vision that the owners see for the resort. The Town of Sylvan Lake is committed to working with the resort in making the area work for the town residents, resort owners and the town.
- VII. The Deep Service/Development Proposal progress: To be discussed at the next Board meeting.
- VIII. Next Meeting - The next meeting will be held on July 19, 2009 at 9:00 am at the resort office.
- IX. Adjournment - Meeting adjourned at 12:30 p.m.