

**Minutes of
BOARD OF DIRECTOR'S MEETING
POINTS WEST RESORT
The Owner's of Condominium Plan # 882 2999 and 892 2950
July 11, 2010**

In Attendance at Resort Office:

- Tim Gardiner, Dave Warren, Rob Frank, Kerrie Johnson, Wes Worobec and Tamara Mutemwa of Sunreal Property Management Ltd.

- I. Rob Frank called the meeting to order at 9:08 am.

- II. The minutes from the last meeting held on June 13th, 2010 were reviewed. Dave Warren made the motion to accept the minutes as presented.
Seconded by Kerrie Johnson.
Motion carried.

- III. Reports from Sunreal Property Management Ltd.
 1. Financial Statements
The financial statements for May 31, 2010 were reviewed. Dave Warren made the motion to accept the financial statement ending May 31, 2010 as presented.
Seconded by Tim Gardiner.
Motion carried.

Balances per financials statements of May 31, 2010

Operating Balance:	\$28,609.18
Capital Reserve Fund:	\$106,666.80

Inspections: Tamara Mutemwa updated the Board that small housekeeping items had been attended to such as changing light bulbs at the clubhouse and bathrooms, the GFI outlets had been installed in the bathrooms, a dangling outlet cover on a light standard in the Northwest part of the part had been secured and the puddles containing oil run off from the road treatment at the entry has been sopped up several times by the pool care taker. The volleyball net could not be located but Tim Gardiner had replaced it prior to the July long weekend. A lot owner had complained to Sunreal that his property stored in the "back forty" had been removed by Sunreal but he was advised that the management company did not have any items removed from the "back forty" and that he would have to report the lost item to the RCMP. The new pool cover has been installed and the purchase of new pool umbrellas is underway.

There was an incident at the garbage enclosure July 3rd where a lot owner disposed of their used barbeque briquettes prematurely and a small fire was started in the bin. The fire department was called out but the fire was under control and put out before any damage could occur. The Board asked Sunreal to ensure that we do not receive a bill for the call out.

The skunk traps had been removed after the capture of one skunk (and many cats) but there have been further sightings of the animals since that time. Tamara Mutemwa advised the Board that a skunk trap could be purchased for under \$100 and that it may be a prudent investment to purchase one and rely on Sunreal maintenance staff, Board members and animal control personnel rather than pay the expense of the pest control companies. The Board agreed to purchase a trap for use this season. Tim Gardiner asked Tamara to confirm if Sylvan Lake Animal Control would charge for the removal of a captured animal if we had our own trap.

IV. Old Business

1. TELUS Internet – Tim’s TELUS Rep Quotes – The Board reviewed the quotes for the TELUS phone line and Internet service. These quotes were based on residential and business usage. The Board determined that they may be changing the service from the old format of \$139 internet and \$86 for the line to a either a personal \$55 or Business bundle \$101 per month if TELUS will allow the internet to be disconnected for the winter months. Tim Gardiner would verify with TELUS if a repeater and signal boosting antennae would be available before the issue was settled.
2. Garbage Enclosure Quotes – Tamara Mutemwa presented the Board with two professional quotes on building a new garbage enclosure. Both quotes were approximately \$2,500 plus GST. The Board agreed that the building materials could be purchased and resort volunteers would build the enclosure cutting the final costs nearly in half. The Garbage Enclosure Committee would use the materials list and plan form the quotes.
3. Hot Tub Update – Kerrie Johnson updated the Board on the latest quote of \$27,000 for a new commercial grade hot tub. The Board agreed that the quote gave a basis for the dollar figure needed for the fund raising.
4. GFI Outlets – Townshead Electric completed the installation of the GFI outlets. The electricians removed the GFI breakers in the mechanical room before installing the outlets in the bathrooms to ensure that the system was not redundant.

V. New Business

1. Capital Reserve Fund Savings – The 2010 transfer of \$26, 910 had not yet been completed because the paper work for the new signatures on the ManuLife account had not been set up. The transfer will have to be split over the summer into two payments because there are 20 lot owners who have not yet paid their condo fees. Sunreal has begun their collection actions with those lot owners.
2. Fridge in Clubhouse – Wes Worobec asked if Sunreal could obtain a few quotes to get the fridge in the clubhouse repaired, it is running but not reaching a suitable cold temperature.
3. Motion lights at the pool house- Kerrie Johnson reported that the sensor lights at the office have not been lighting up. Sunreal will have an electrician repair the lights as soon as possible.
4. Clubhouse Bookings – The issue of lot owners allowing under aged drinking at the clubhouse was discussed. The Board members agreed that this behaviour can not be tolerated for potential liability risks. The Board felt that although lot owners can conduct themselves to their own standards while on their private lots, they may not

break the law or pose a liability risk to the Corporation on the Corporation's property. The Board asked that Sunreal should advise any lot owners booking the clubhouse of the rules and in particular about the under age drinking rules.

VI. Next Meeting

The next meeting is scheduled for Sunday August 8th at 9:00 am at the resort.

- VII. Adjournment – Kerrie Johnson made the motion to adjourn the meeting at 10:45 a.m.
Seconded by Rob Frank.
Motion carried.