

**Minutes of
BOARD OF DIRECTOR'S MEETING
POINTES WEST RESORT
The Owner's Condominium Plan # 882 2999 and 892 2950
June 13th, 2010**

In Attendance at Resort Office:

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

- I. Rob Frank called the meeting to order at 10:05 am.
- II. The minutes from the last meeting held on May 30th, 2010 were reviewed. Tim Gardiner made a motion to approve the minutes as presented.
Seconded by Dave Warren.
Motion carried.
- III. Reports from Sunreal Property Management Ltd.
 1. Financial Statements: There were not any financial updates available.
 2. Inspections: Tamara Mutemwa informed the Board that there were currently two skunk traps on site because a resident's guest was sprayed and Sunreal placed an extra trap at that lot owner's location. The traps have only caught cats to date.

Tamara Mutemwa stated the pool was being cleaned and the chemicals balanced for the Health Inspector's scheduled meeting on June 18th. If the meeting was successful, the pool would be open for that weekend. A new cover is needed for the pool as the old one barely made it through last season. The cover does not adequately do its job and visiting ducks are becoming a problem. The Board authorized via email the purchase of a new cover for approximately \$650.

Tamara Mutemwa updated the Board that the ATCO gas utility right of way issue has been resolved. ATCO has put in writing that it will not exercise its right to access and has considered the line abandoned; Sunreal has updated its estoppels certificates to reflect this fact.

Tamara Mutemwa stated that the garbage enclosure was cleaner these past few weeks because owners are assisting in the upkeep and the extra removal once per week has alleviated build up by the weekend. Kerrie Johnson added that the unofficial garbage enclosure committee has met and agreed on a design and donation of materials. The committee consulted the owners most affected by the current unattractive enclosure and have agreed on a plan acceptable to all involved.

- IV. Old Business
 1. Sewer Line Flush 2010 post mortem - The transfer amount of \$3500 from Capital Reserve Fund to operating will take place when the signatures for the ManuLife account have been obtained. The Board agreed that each spring, the lines would be examined and then decided at that time if a flush would be warranted.
 2. TELUS – Tim Gardiner had a sales representative from TELUS confirm that the current TELUS account could be held under an individual's name in an effort to enjoy residential billing rather than a business account. This method of billing could save the Corporation almost half of the annual telephone costs of approximately \$1500. Tim Gardiner confirmed that he is willing to sign the contract in his name for the benefit of the resort and be

reimbursed accordingly. Tim will have quotes on this service and TELUS TV service for the next meeting.

3. Construction Bin Quotes – The Board reviewed the “construction size bin” quotes and determined that it would be less costly for the park to have twice weekly service for the month of June and to order extra removals as needed for the duration of the summer.
4. Newsletter – The Board discussed generating a newsletter to be delivered to the lot owners units and posted on the website as soon as possible. Rob Frank volunteered to put a newsletter together if the rest of the Board proofed it accordingly and assisted in delivery to save administration and mailing costs. Sunreal was asked to forward a template for Rob to use.

V. New Business

1. Clubhouse rental policy review – At the urging of Sunreal, the Board reviewed the clubhouse rental policy to ensure that the proper procedure is being followed. The Board agreed that the usage of the clubhouse not be charged to the lot owners but a damage deposit of \$100 being taken when lot owners use that facility. Outside users, including lot owner’s friends, must pay for the privilege of renting the facility for \$250 per use and include an additional \$200 cleaning deposit. The damage and cleaning deposits will be returned when the facility is checked and deemed appropriately cleaned.
2. Electrician Quotes – Sunreal obtained one quote to date to have an electrician install GFI outlets in the men’s and ladies washrooms; that quote was for \$350 - \$400. Two other electricians did not have their quotes ready. Tim Gardiner asked that it be clarified with the electricians if the new GFI outlets the system redundant with the current GFI breakers in the mechanical room.
3. Hot Tub Committee – Kerrie Johnson reported to the Board that she investigated Commercial Grade Hot Tubs. She found a Vancouver company that would sell the park a commercial grade tub with 5 to 10 person capacity with its own mechanicals for approximately \$28, 000 to \$30,000. The installation would be conducted by a Calgary based company. The Board felt this news warranted further investigation and the creation of a hot tub committee. This new committee could be charged with fundraising efforts, the results of which could be updated visually in the clubhouse windows via a poster featuring a thermometer reflecting the cash progress. The idea of this committee was to create interest in the project, minimize dollars needed in the budget and bring the residents together on the eventual hot tub replacement/upgrade dilemma. The Board members interested would meet on site and discuss further and try to illicit interest from other lot owners.
4. Grass/landscaping issues – The Board discussed the rainy weather and the havoc it had created on the lawn maintenance schedule. The Board asked that Sunreal ensure the new landscapers do not miss a contracted cutting and mow as soon as possible.

VI. Next Meeting - The next Board meetings will be held at the resort in the office on the following dates;

Sunday July 11th at 11:00 am.

Sunday August 8th at 9:00 am.

Sunday September 12th at 9:00 am, location to be announced.

VII. Adjournment – Kerrie Johnson made a motion to adjourn the meeting at 11:49 am.
Seconded Rob Frank.
Motion carried.