

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

**POINTES WEST RESORT
The Owner's Condominium Plan # 882 2999 and 892 2950
June 14, 2009**

In Attendance:

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

Absent: Al Rosnau

- I. Tony Suberlak called the meeting to order at 10:05 am.
- II. The minutes from the last meeting held on May 17th, 2009 were reviewed. Wes Worobec 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 ending March 31st and April 30th, 2009 were presented. Tony Suberlak made the motion to table the financials until the next meeting. Wes Worobec seconded. Motion carried.
 2. Inspections: Tamara Hancox informed the Board that the internet was running as of June 1st, the access road had been graded and sprayed, the ladies washroom fan was being repaired by Rob Frank, the construction bin was removed after 2 and ½ weeks instead of one month as per the boards instructions, a quote from a local plumber for exterior tap locks for the bath house was underway, and a new valve and pool sensor was installed in June as part of the pool preparations, the sensor was still under warranty.
- IV. Old Business.

There was not any old business to discuss.
- V. New Business
 1. Presentation from MiLo Electric for the electrical upgrade: Darren Kendze from MiLo Electric outlined his plan to upgrade the resort from 30 amp to 50 amp power using mostly boring technique and some trenching to minimize damage to the resort lots. He had checked with Fortis and Sunreal and had determined that the addition of one transformer and one extra meter would be needed. The Board asked many questions and were satisfied with Darren's knowledge and experience regarding resorts in central Alberta. The Board asked if cable lines could be added to the electrical conduits and Darren assured them that he would check with Shaw to determine if this addition would work and be permissible.
 2. ManuLife Account: The savings account for the capital reserve fund needed two new signatures and the two signing authorities, Tony Suberlak and Wes Worobec were present to complete the paperwork.
 3. Bathroom renovations: Tamara Hancox informed the Board that the contractor deficiencies were completed and the job was signed off by former Board President

Vin Bhola after a final inspection with Tamara Hancox, Wes Worobec and Rob Frank present. The contractor has been paid.

4. Flowers for the front entry gate: The Board approved a budget of \$450 for Maple Bay Maintenance to cultivate and plant the flower bed at the front entrance.
5. Spring Resort opening/frozen lines: The opening of the resort and the problems with the water and sewer lines was discussed at length. A steam truck was dispatched on May 23rd to work on the lines and which turned out to be a full day's work. The steam truck operator, having experience with resorts in the area, felt that a major problem in Points West was that the line was one continuous length without any access points. He advised that installing access points at the junctions where the asphalt roads crossed the lines, and would provide better service and access. Maple Bay flushed and checked the lines daily and provided the Board with a map of the resort which was colour coded and showed the dates each lot came on-line. Maple Bay and Sunreal would like to build a record for future Boards to have a reference of each opening. It seems that each year the same efforts are expended to the same results. Two Board members using a plumber's line equipped with a camera investigated the lines on June and found there was ice in the sewer lines. This supported the analysis of Maple Bay and the Steam truck operator. Tony Suberlak made the motion to hire an expert to assess and report the condition of the resorts water and sewer lines.
Seconded by Rob Frank.
Motion carried.
6. Deep Services and the Back Forty: Tony Suberlak suggested that in an attempt to dissolve any rumors about the Town of Sylvan Lake not being interested in supporting the development of the resort, he would like to arrange a meeting with the Mayor. Mike Stevens, Sunreal Property Management's General Manager has agreed to attend.
7. Playground: The playground was briefly discussed. A volunteer group is being formed to make minor repairs to the park.
8. Letters from owners of Lot 72, 53, 37 and 52: All three letters were with regards to having some compensation for loss of time and use of the park due to lack of water service. The Board determined through much effort that regardless of the opinions of the lot owners, every reasonable effort was extended with concern for the operating budget to bring the resorts water on line. The Board was satisfied that the lines were still frozen and any attempts to push the time line ahead only aggravated the situation. The issue was a great cause of concern this season and the Board decided to address the issue in a newsletter. There would not be any compensation extended to these lot owners.
9. Development Permits: Lot 114 permit was approved.
10. Stand up Freezer Donation: Wes Worobec advised the Board that he was donating a large freezer for use in the club house.
11. Jam Sessions: Wes Worobec asked the Board for approval of booking the Clubhouse for every available Sat afternoon from 1 – 3 pm for an open jam session for musicians in the resort. He was advised that this was permissible providing there were not any complaints about noise from residents.
12. July 11th celebration/road closure: The Board approved a request from Lot owners 102, 103, 104, 105 to close the section of the road in front of their lots on July 11th from 1 – 4 pm for a special celebration. The section of road that would be closed was immediately in front of their lots and will not block these owners from accessing their own lots.
13. Presentation from Koala-T Electric on electrical upgrade: Trevor of Koala-T Electric presented to the Board his method of upgrading the resort and outlined the majority of the work would be by digging trenches to lay the new lines. He asked for clarification about remediating the grounds after the work was completed and wanted to emphasize that most of the work would have to be completed in mild

weather which would mean starting in early September to be completed by late October.

- VI. Next Meeting - The next meeting will be held on July 19, 2009 at 9:00 am at the resort office.
- VII. Adjournment - Meeting adjourned at 1:30 p.m.