

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

POINTS WEST RESORT

The Owner's Condominium Plan # 882 2999 and 892 2950

March 15, 2009

Conference call - In Attendance:

- Vin Bhola, Ken Sorensen, John Cherweniuk
- Tamara Hancox - Sunreal Property Management Ltd.

Absent: Shari Gereluk, Tony Suberlak, Al Rosnau

- I. Vin Bhola called the meeting to order at 7:00 pm. Quorum was established with 50 % of the board present because there is a vacant position and the President counts as two votes.

- II. Bathroom Renovations.
 1. The board discussed the scope of work for the bathroom renovation and the budget. The concern was that the cost of the reno was going over budget and the main reason for the entire project being started was being overlooked. Ken Sorenson reminded the Board that there had been problems with a slow leak in the hidden piping in the concrete shower stalls and this had been the starting point in initiating the bathroom renovation project. This plumbing issue was overlooked as the project grew and was eventually omitted altogether. Ken Sorenson made a motion to add the following to the scope of work on the bathroom renovation. Seconded by Vin Bhola.
Motion carried.
 - a) -add the plumbing of copper lines to the shower stalls in both the men's and ladies bathrooms to the exterior of the concrete block.
 - b) -rebuild the countertop for the sinks and include one handicap sink.
 - c) -the bathroom partitions be made from the marine fir with special water resistant coatings and a hemlock edging.
 - d) -drop the heavy duty industrial coatings product from Calgary and have the Team of Trades prep and paint the shower stalls and floors with the Clovermast product.
 - e) -delay the ventilation upgrade and observe the conditions over the summer season.
 - f) -keep the job to \$20,000 and then there will be room for adjustments.
 2. Financial statements
The Board was informed that the financials were not back from the accountant yet and that they should be ready for the next board meeting. Ken Sorenson asked that the ManuLife Capital Reserve Fund transfer of \$25,000 be shown somehow on the 2008 year end statements.
 3. AGM Package
It was agreed that the mail out for the AGM held on May should be mailed out on April 10th. The package will include a newsletter, agenda, proxy and the financials. Vin Bhola volunteered to write the newsletter and samples of the agenda and proxy were approved.
 4. A request from Lot #63 to build a roof over his deck was considered. The Board agreed that the owner would have to submit plans and drawings before being

granted approval. This process was to be strictly enforced to provide continuity and fairness to the owners of the resort. Sunreal will follow up with the owner.

- III. Next Meeting - The next meeting will be by teleconference call on March 29th, 2009 at 7 pm.
- IV. Adjournment - Meeting adjourned at 7:45 p.m.