

**Minutes of
BOARD OF DIRECTOR'S MEETING
POINTES WEST RESORT
The Owner's Condominium Plan # 882 2999 and 892 2950
May 30th, 2010**

In Attendance:

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

- I. Rob Frank called the meeting to order at 9:03 am.
- II. The minutes from the last meeting held on March 21st, 2010 were reviewed. Wes Worobec made a motion to approve the minutes as presented.
Seconded by Rob Frank.
Motion carried.
- III. Reports from Sunreal Property Management Ltd.

1. Financial Statements ending March 31, 2010 and April 30, 2010 were reviewed. Wes Worobec made the motion to accept the financial statements of March 31, 2010 and April 30, 2010 as presented.
Dave Warren seconded.
Motion carried.

Balances per financials statements of April 30, 2010	
Operating Balance:	\$(274.26)
Capital Reserve Fund:	\$106,488.75

2. Inspections: Tamara Mutemwa informed the Board that the spring clean up with the new landscapers had been completed and a sign up sheet for those wanting to mow their own lawns would be posted. The garbage bin area had presented some problems with overflowing contents. The landscaper and pool contractor are assisting Sunreal in monitoring the area and removing any excess garbage between pick ups. The skunk trap had been placed at Lot 107, the location that it was last reported; Sunreal will monitor and work with the pest control company to assess how long the trap is needed.
- IV. Old Business.
 1. Sewer Line Flush 2010 Quotes – Map Services Inc. completed the blow out the sewer lines and offered a 3% discount if the invoice was paid within 14 days. The Board determined that this would be a Capital Reserve Fund expenditure and will transfer the amount of \$3500 to operating.
 2. AGM – The Board discussed the AGM and felt that it went very well. The attendance was high, issues were dealt with in detail and to the satisfaction of most owners and the controversial condo fee advance was explained. Most owners present indicated that they understood the course of action that the Board of Directors undertook, they just wanted more details in the letter advising of the advance.
Wes Worobec asked the Board if they agreed a gift certificate be given to Kathy Warren as a thank you. Wes volunteered to purchase a Smugglers gift certificate and issue it to her on the behalf of the Board. The Board asked that Sunreal send a thank you note to Susan O'Connor of Residential Realty for providing coffee and donuts at the AGM.

V. New Business

1. TELUS Internet – The TELUS internet hotspot had been activated for the season. The Board reviewed the TELUS annual billing amounts and queried why they were so high. Tamara Mutemwa confirmed that the account is a business account and could not be put in a lot owners name to enjoy a lower residential rate. Tim Gardiner volunteered to have a TELUS representative whom he knows provide him with a competitive rate change.
2. Skunk/Pest Control – Abel Pest Control had delivered a trap before the AGM under Lot 107 and was monitoring.
3. Construction Bin – The Board asked Sunreal to provide them with a quote for a construction bin for the use of owners for spring cleaning. In the mean time, the Board asked Sunreal to monitor the bins and order extra pick ups as needed.
4. Post Construction Inspections 2009/2010 – A Board member will be available to sign off on development permits after the on site meetings.
5. Garbage Enclosure – The Board reviewed a suggestion to have a garbage enclosure installed to prevent the debris from spoiling the park and to minimize the potential of pests. Kerrie Johnson suggested rather than having a full enclosure, a fence or partial fence could be built around it to make it tidier in appearance. Sunreal offered to obtain three quotes for an enclosure or fence partitions.
6. Commercial Grade Hot Tubs – The Board discussed the aging hot tub and the problems and increasing expense that it is beginning to create. The Board agreed that they would all research into the price of a commercial grade hot tub that would accommodate at least a 10 people capacity.
7. Bathroom GFI outlets – Kerrie Johnston raised the issue of having outlets in the washroom that trip all the time and the inability to reset them with out accessing the mechanical room. The Board directed Sunreal to obtain three quotes to have an electrician install GFI outlets in the men's and ladies washrooms as soon as possible. Kerrie also suggested that any work being bid out to quote should be posted on the website to ensure lot owners had the opportunity to bid on these jobs if qualified.

Kerrie Johnson also raised the issue that some lot owners had approached her and queried the frequency of the bathroom cleaning. Kerrie suggested that we try posting the cleaning log on the interior door to show lot owners when the cleaner has been there. She asked that the cleaner provide a schedule that we could post on the website as well.

8. Year End Financials/Kathy Warren – The year end report was compiled by Kathy Warren, Chartered Accountant. The Board reviewed the report and asked that the cleaning expense of \$1018 be moved to the Grounds Maintenance line. Wes Worobec made the motion to accept the Year End "Note to Reader" financials as amended and presented.
9. Drainage Issues – The Board reviewed the drainage issues at the front gate. Last year, Sunreal had obtained two quotes. The Board asked Sunreal to contact the vendors and verify if the quotes were still valid, if not have new ones issued. The quotes would be reviewed at the next Board meeting.
10. Lot 99 – The phone calls and complaints to Sunreal from Lot 99 were reviewed. Wes Worobec stated that it was important for lot owners to be able to contact Sunreal with their concerns but without abusive behaviour. Tim Gardiner volunteered to speak with this lot owner to clarify the scope of work that was appropriate to the management company and the contractors and to ask her to direct her inquiries via writing and with less frequency.

VI. Next Meeting - The next Board meeting will be held at the resort in the office on Sunday June 13th at 10:00 am.

VII. Adjournment – Rob Frank made a motion to adjourn the meeting at 10:20 am.
Kerrie Johnson Seconded.
Motion carried.