

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

**POINTES WEST RESORT
The Owner's Condominium Plan # 882 2999 and 892 2950
October 18th, 2009**

In Attendance:

- Wes Worobec in office
- Dave Warren, Rob Frank via teleconference
- Excused - Al Rosnau
- Tamara Hancox - Sunreal Property Management Ltd.

- I. Tamara Hancox called the meeting to order at 10:15 am.
- II. The minutes from the last meeting held on September 20th, 2009 were reviewed. Rob Frank made a motion to approve the minutes as presented. Seconded by Wes Worobec. Motion carried.

III. Reports from Sunreal Property Management Ltd.

1. Financial Statements ending September 31, 2009. Wes Worobec made the motion to allow Lot 33 to pay their condo fee arrears before the end of December 2009 due to an lengthy unexpected family emergency. Rob Frank seconded. Motion carried.

Wes also asked that the information about Lot 81 be forwarded to him and he would attempt to contact the owners for payment of condo fee arrears.

Wes Worobec made the motion to accept the financials as presented. Seconded by Rob Frank. Motion carried.

Balances per financials statements of September 30, 2009	
Operating Balance:	\$6,068.59
Capital Reserve Fund:	\$105,959.31

2. Inspections: Tamara Hancox informed the Board that the owner of Lot 44 reported that the leak was still active. Sunrise Plumbing was sent out on two occasions to verify and could not find a leak. The maintenance crew for the winterization blowout was notified and reported no incidences at that lot. Only a few unidentified items in the back forty remain. The quotes for the asphalt repair for the area at the main gate entry are put on hold until the spring.

IV. Old Business.

1. Sewer line flush & winterization - The sewer line flush will be conducted in the spring by the Drain Doctor. The early winterization procedure was completed by Maple Bay Maintenance on October 6th.
2. Pool Closure – The pool was closed after the September long weekend as it was in the previous year.

3. ISL Engineering – The water system report for the resort has been completed and will be posted on the website along with the closing newsletter.
4. Meeting Minutes – The meeting minutes and newsletters have been posted on the website.
5. Newsletter – Rob Frank will issue a newsletter for the end of the season and as the new President of the Board of Directors.
6. Garbage – The garbage pick up has been stopped for the winter season and the garbage bins will be locked.
7. Electrical Upgrade – The Board has decided that any further investigation into the upgrade will cease and the findings to date will be reported to the owners in the newsletter for their information. The scope and size of the undertaking and the time commitment by Board members cannot be made at this time.

V. New Business

1. ISL Engineering report – the report is in and will be posted on the website for all owners to review.
2. Early Park Closure - The early winterization procedure was completed by Maple Bay Maintenance on October 6th and followed the guidelines indicated in the ISL Engineering report. The weather was predicted to be very cold after the 6th, so the decision by the Board of Directors, Sunreal and Maple Bay Maintenance to begin the winterization on the 6th had to be made quickly. The subsequent weather supported that decision. The closure of the bathrooms was premature and the Board of Directors has addressed their concerns to Sunreal. Sunreal and Maple Bay Maintenance will ensure that the bathroom winterization will be completed after the Thanksgiving weekend next fall. The opening of the bathrooms is tentatively scheduled for April 1st, 2010, weather permitting.
3. Newsletter – To be posted to the website with the ISL Engineering report early November.
4. Paving work at front entry – On hold until the spring and will include speed bumps at the entry.
5. AGM, Board positions – The Board discussed how to encourage other owners to join the Board of Directors at the next AGM. This will be discussed in further detail at the next Board meeting.

VI. Next Meeting - The next meeting will be held on Sunday December 6th at 10:00 am at the Sunreal office and via teleconferencing.

VII. Adjournment - Meeting adjourned at 10:50 am.