

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

**POINTS WEST RESORT**

**The Owner's Condominium Plan # 882 2999 and 892 2950  
September 14 2008**

In Attendance:

- Vin Bhola, , Melanie Bendinelli, Ken Sorenson, Al Rosnau
  
- Mike Stevens, Tamara Hancox - Sunreal Property Management Ltd.

Absent: John Cherweniuk, Shari Gerlyk, Tony Suberlak

- I. Vin Bhola called the meeting to order at 10:00 am.

Laura Jensen of Maple Bay Maintenance had a brief presentation of their services, an overview of what they had accomplished with the resort's pool and discussion of any changes in their proposal for a 3 year contract. Vin Bhola expressed the Boards thanks to Laura and Maple Bay Maintenance for all their hard work and efforts this past season.

- II. The Board discussed the minutes from the Board meeting held on August 10, 2008 and a motion was presented by Ken Sorenson to approve the minutes.  
Seconded by Melanie Bendinelli.  
Motion carried.

- III. Reports from Sunreal Property Management Ltd.

Mike Stevens distributed the Financial Statements dated September 12, 2008. The Board requested that a cash flow analysis be presented in October when the Budget Meeting is held for the 2008-2009 year. Upon a suggestion from Mike Stevens, the Board decided to prepare the Budget in the fall in an effort to be proactive.

- IV. Old Business

1. The Board discussed the development on Lots #98 & #100. The Board decided that if Lots #98 & #100 were not dealt with in strict accordance with Resort Bylaws, it would open the Board up to future problems with other lot owners during their development requests. It was decided that the lot must be measured to determine if it exceeds the 50% coverage limit. These lots were measured and found to be in compliance & therefore no further action is required.

The Board discussed the expense of the necessary playground equipment maintenance and repairs. It was also brought to the Board's attention that there exists the possibility of dissolving the Resort's playground and open up a public walk way beside Lot #78 in order to utilize the Town of Sylvan Lake's public park west of the Resort. Melanie Bendinelli commented that part of the appeal of the Resort was its park and the social role that it plays. She added that the loss of the playground area would impact the Resort not only with regards to liabilities but also in ways that many may not anticipate – locals accessing our Resort via the park access, the loss of recreation would push the Resort children out of the Resorts and its protection etc. It was decided that the park issues would be dealt with in the Spring of 2009 via volunteer day which is being lead by Melanie Bendinelli.

2. The Board discussed the repairs required to the pool leak, patchwork needing to be done on the pool deck and confirmed that work should begin towards the end of the season in the fall. Mike Stevens confirmed that the deck patchwork would be done by Sunreal maintenance workers. Pool leak will be repaired by Canadian Leak Detectors.
3. Vin Bhola announced that he has received 33 responses to the Corporation survey. Ken Sorenson queried why the first question pertained to the Sylvan Lake zoning of the Resort. It was decided that the zoning issue raised was applicable & the zoning information was posted on the corporation website.
4. The Board discussed the modernization of the bathrooms. Vin Bhola stated that John Cherweniuk had received a quote for the scope of work for \$20,000 (\$10,000 for the wall and floor painting and \$10,000 to refurbish the partitions). Vin Bhola will contact John and request more detailed written quotes.
5. Capital Reserve Study – The Board reviewed the study and asked for several clarifications of Mike Stevens of Sunreal. The Board elected to accept it but with some minor changes such as removing special assessments and that this would be further discussed during the October Board and Budget meeting. Term of the Capital Reserve Fund study is from 2006 to 2011. Vin Bhola stated that he would arrange with the other Board members to ascertain an agreeable time and communicate it to Board members and Sunreal. The meeting will be held at Sunreal offices to facilitate access to necessary financial data. A motion to adopt the Capital Reserve Study as the Corporation Plan with few revisions was made by Melanie Bendinelli.  
Seconded by Ken Sorenson.  
Motion carried.
6. It was reported by Mike Stevens of Sunreal that Lot #61 had contacted Sunreal and a cheque for condo fees was expected.
7. The Board discussed Lot #41 and Mike Stevens informed the Board that the Estate of Gerald Miller had been contacted several times and informed that a caveat would be applied to the lot. The Trustees (Wilson Law) informed Sunreal that payment was not forthcoming and that the Corporation should attach a caveat. Sunreal attached a caveat to #41 in August 2008. A motion to close Old Business was presented by Ken Sorenson.  
Seconded by Melanie Bendinelli.  
Motion was carried.

#### V. New Business,

1. Mike Stevens confirmed the insurance coverage with The Dominion of Canada General Insurance Company. Mike will be tendering the insurance for quotes in March 2009.
2. The Board discussed Lot #68's request for permission to erect a temporary boat shelter and park his boat in the back 40 for the duration of the winter. Both Melanie Bendinelli and Al Rosnau expressed concern that if this request was granted, then there would be more requests ending ultimately with a junk yard of permanent storage structures in that area and that this would be an undesirable addition to the Resort. Al Rosnau made the motion to deny the request.  
Seconded by Melanie Bendinelli.  
Motion was passed.

3. Mike Stevens reported to the Board that many of the large trees throughout the Resort need to be inspected and dealt with proactively in order to prevent any property damage. Mike stated that he would arrange for an inspection and report back to the Board next meeting.
4. The Board discussed Lot #69 and their concern about the dead grass beneath the tree on their lot. Al Rosnau suggested that the lot owners may not be aware that the tree is on their property and that the tree is the cause of the dead grass under it. Vin Bhola has instructed Sunreal to arrange with Maple Bay Maintenance to have the grass on common property repaired with sod, have the trees pruned so that there is light, and cordon off the area so that the grass has a chance to grow. Sunreal Property Management to send a letter to the Owner(s) indicating the actions that were taken and the cause of the problem.
5. Mike Stevens brought to the attention of the Board that the hot water tank heater for the office and bathroom is insufficient and needs to be replaced by a new tank for \$1800. The Board discussed this requirement & asked Mike Stevens to contract the work with Jeets Plumbing & Heating.
6. Two GIC's (Reserve Fund) at Community Savings can be cancelled at anytime without penalty. Mike Stevens informed the Board that the funds could be moved into a better performing investment vehicle such as a ManuLife product that Sunreal Property Management routinely uses. It was agreed that this issue would be discussed at the next meeting and signing authority of those funds could be addressed then.

VI. Next Meeting

The next meeting will be in October 2008, Vin Bhola to coordinate date and time, at Sunreal's office.

VII. Adjournment - Meeting adjourned at 1:00 p.m.