

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

**POINTES WEST RESORT  
The Owner's Condominium Plan # 882 2999 and 892 2950  
September 20<sup>th</sup>, 2009**

In Attendance:

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

- I. The minutes from the last meeting held on August 31<sup>th</sup>, 2009 were reviewed. Al Rosnau made a motion to approve the minutes as presented. Seconded by Dave Warren. Motion carried.
- II. Reports from Sunreal Property Management Ltd.
  1. Financial Statements ending August 31, 2009. Rob Frank made the motion to accept the financials as presented with the inquiry about Maple Bay's invoices and the Capital Reserve Fund Savings correction. Seconded by Dave Warren. Motion carried.

Balances per financials statements of August 31, 2009	
Operating Balance:	\$9,943.59
Capital Reserve Fund:	\$94,362.27

2. Inspections: Tamara Hancox informed the Board that a leak between lots 44 and 45 had been repaired and were once again a result of the hose stands being altered. Items in the back forty have been removed as per the letter that was sent out asking owners to remove. The quotes for the asphalt repair for the area at the main gate entry are still not ready.
- III. Old Business.
    1. Survey for Resort: As a result of putting the "Deep Services" project on hold, the Board felt that the survey should also be postponed.
    2. Hot Tub/Pool update – Health Inspector visit August 27<sup>th</sup> – The Health Inspector visited the resort and toured the pool and mechanical rooms. The inspector was satisfied with Maple Bay's efforts to keep the pool running to code.
    3. Access to the Town Park via Lot 92 and 93 – The Owner of Lot 92 and Lot 93 have been advised that the Board has decided not to make an access through the resort to the Town park.
    4. Complaints about Lot 101 –The Board noted that the lot owner has recently completed his renovations and has recently cleaned up the materials.
    5. Wood pile behind clubhouse –Lot 56 have donated some cords of wood to the resort.
    6. Sale of John Deere rider mower – The John Deere tractor mower, mower attachment and snow plow blade have been sold to Annelise Wettstein of Rimby for \$4500.

7. Resort winterization – Maple Bay Maintenance will begin winterization as close to the October long weekend as possible, weather permitting.

#### IV. New Business

1. Sewer line flush & winterization - The sewer line flush will be conducted in the spring by the Drain Doctor and the winterization procedure will be completed by Maple Bay Maintenance and observed by the Board of Directors, time and schedules permitting.
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 is still underway and the results should be ready in September. The engineer will evaluate the health of the system, make recommendations for repair and improvements, provide alternatives and upgrades including estimated costs and develop an operations manual for maintenance.
4. Meeting Minutes – The meeting minutes and newsletters will be posted on the website as soon as possible.
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 for the resort has been twice weekly and will be reduced at the end of September.
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 can not be made at this time.

- V. Next Meeting - The next meeting will be held on Sunday October 18 at 10:00 am at the Sunreal office and via teleconferencing.

- VI. Adjournment - Meeting adjourned at 10:15 pm.