

**Condominium Plan 9612304
Riverside RV Village
Board of Directors Meeting
April 26, 2014**

In attendance:

Wil McCallum	Valerie Summers
John Poirier	Dave Howe
Don Feist	

Regrets: Brenda Mahoney, Patty Kohl

1. Meeting Called to Order

Wil called the meeting to order at 1:15 p.m.

2. Approval of October, 2013 Minutes

Minutes reviewed and approved. Motion initiated by Valerie Summers. Seconded by Don Feist. Motion carried. Minutes will be redacted and put on the Riverside website

3. Correspondence

None brought forward.

4. Reports

a. Treasurer (Valerie)

Valerie attended the Flood Disaster session in March and brought in the correspondence from the meeting. Valerie to sign up Riverside RV on the Alberta Environment early warning email system.

Financials and Receivable report are handed out. Interest will be charged on all late fees. Nothing out of the ordinary.

b. Rules and Regulations (Brenda and Don)

Lot XX would like to add 60 amp service. The current transformer will handle one more upgrade, but no one else could upgrade. Olds Electric will come up to give a quote. XX says we should not be involved – if the owners want the upgrade, they have to do it themselves. The board will not approve the upgrade to Lot XX, but will send them a letter that the board will agree that the owners can upgrade if all the owners in the first loop agree to bearing the total cost between themselves. Early estimate is \$50,000 for the first loop only, and \$1.5 Million to do the whole park. XX asks if an owner in the first loop says no now and sells their lot in the future, who would pay those fees to upgrade. Decision is made that all lots in the first loop must be upgraded in order for board approval.

XX suggests we have a discussion at the AGM whether the Board should pursue quotes to upgrade the entire park to 60 amp which would require a special assessment that would have to be fully paid by all lot owners before work begins. 60 amp service could become a necessity in the future due to the fact that as the number of park models increase in the park, the drain on the current electricity increases.

Lot XX – new trailer coming in when snow clears

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Lot XX – approval for a new deck

Expert RV damaged Lot XX/XX and common area while moving in a new park model onto lot XX). Expert RV will be making the repairs by the end of May. Discussion if a letter needs to be sent to Expert RV letting them know that the board will not tolerate any further damage on to common and owner property for future purchases.

c. Maintenance (Dave)

Damage done by snow removal – any owner's claims will be handled on a case by case basis. Damage is a result of items being too close to the road and buried under the snow and not seen by the contractor.

5. Old Business

Letter to XX – letter was not sent and he promised to clean up the lot by end of year. He did not clean up. Discuss at next meeting.

6. New Business

Lot XX -Tree was cleaned up by XX and his son XX as they were here when it happened. No charge to the park.

Flood 2014 mitigation – if flooding looks like a possibility we should look at trenching out the road by the culvert and widening the culvert.

Ice damns on clubhouse roof ripped off from weight of snow and ice coming down during the melt. We need to purchase new ones and have them installed. Screw holes are letting in moisture, so it needs to be done soon.

Letter to BFI – resume full service Friday May 9, 2014.

Conclusion of meeting

Don moved to call the meeting to a close at 2:25 p.m.