

**Condominium Corporation 9612304**  
**Board of Directors Meeting Minutes**  
**June 28, 2015 2:30pm**

**In Attendance:** Don Feist, Gary Coombe, Val Summers, Linda Muggleston, Pat Coupland, Bev McAllister, Mark Mackenzie by conference call

1. **Call Meeting to Order:** Don Feist called the meeting to order at 2:30 pm.
2. **Approval of Previous Minutes:** Moved by Pat Coupland, seconded by Val Summers to approve minutes from April 25, 2015 and June 5, 2015 as circulated. Motion carried.
3. **Additions To Agenda:** none
4. **New Business:**
  - a. **Park Ecology** – XX and XX sent letters of concern regarding the cutting of trees around the pond in Loop 5. A response will be sent to both parties explaining the board’s position on such action, which was undertaken because many of the trees were damaged in the fall due to an untimely frost and did not come back in the spring. Other concerns related to weed spraying. In the future all weed control will be posted before spraying and spraying will be kept 10 ft. from creeks. Alternatives to chemical controls will be looked into.
  - b. **Staff Reporting** – Things seem to be going well with new caretaking staff. Going forward XX will be the liaison between them and the Board.
  - c. **Creeks** – Two complaints have been received regarding violations of the 10 ft. creek setback rule on two separate lots. **Action** - Rules and Regulations will be in contact with both parties to immediately remedy the violations.
  - d. **Storage Compound:** The first meeting of the committee will be held in the upcoming weekend. An inventory will be undertaken to determine what is being stored and by whom. A report on recommendations will follow.
  - e. **Playground:** We have approximately \$14,500 to work with. We are possibly looking at a merry-go-round, a baby swing, and converting our old swing to two belt adult swings. Pricing of individual pieces of equipment are being investigated. Brad Lindeburgh will do a layout once we the pieces of equipment are decided upon. We are also looking at moving the sand pit and framing it out. The possibility of also eventually putting in an Alberta Sport Court is also being investigated. (albertasportcourt.com). A full court runs at around \$25,000 including the underlying concrete base. Lighting would run around another \$10,000. Sports Courts can also be implemented as half courts as well and offer a variety of sports options such as basketball and tetherball for older children and adults. Half courts are less noisy than the full courts and would be a better option for us. This may be an option for the future. Sundre Gravel has offered to supply new pea gravel and the old gravel will be used to clean up the south park roadway system. Two grants may be available: Alberta Blue Cross – Healthy Active Life Style and Alberta Lotteries. Both have to be applied for and are awarded once a year. **Action** - apply to both. **Action:** - have Alberta Sport Court come out to

discuss options and pricing. We could also still approach the Town of Sundre for a grant as well once we have firmed up costs.

f. **Project Updates:**

- **Paint Party** – a paint party will be organized for Thursday, July 2 to repaint the speed signs.
- **Landscaping** - Prep work for landscaping at the mobile will begin shortly after that. Hopefully that will be done by the end of July. This includes placing blue rock over the complete yard, extending the deck, and redoing the step. Cost will be about \$2000.00 which is what we have budgeted.
- **Clubhouse Deck** – A work party will be organized for the long weekend in August to begin stripping and refinishing the deck at the clubhouse. Prep work will include replacing ruined boards and setting nails before sanding or stripping. Two weekends will be needed to complete the project one to strip and sand and one to paint. Oily spots will need degreasing in order for the Deck Over to adhere. We will stick with the green colour to save on costs.
- **Wildlife Cameras** – Once the internet is stable we will look at placing a couple of d-link cameras at the front and a couple of wildlife cameras at other places within the park. We should also have a sign made up for the front signage which says: Bear Sighting in Park with space for date and location.
- **Deck Expansion:** If we have funds left over we may look at starting the deck expansion at the clubhouse. To start, when L7 comes in for the playground prep we may, at least, get the prep done for the deck expansion at the same time to be ready to start in the spring.

g. **Park Model Sizes:** We need to add language to our Rules and Regulations to state that although lengths of park models can be up to 44ft. and widths can be up to 14ft. the square footage of the unit must still be under 538 square feet to be classified as a RV. Otherwise the designation of the unit becomes a mobile home which is not allowed in this park. **Action** - add a statement to our document.

h. **Social Club:** The Social Club has been concerned about the state of the barbeques after clubhouse rental. Inspection of all appliances after rental is the caretaker's responsibility. Wording may be added to the agreement stating that \$35.00 an hour will be charged for any extra cleaning that will have to be done. The caretakers will earn those funds. **Action** – add a statement to the rental document.

i. **New Owner's Package:** **Action** – XX will work to have all documents in one spot on the website.

5. **Reports:**

- a. **Treasurer:** The mobile renos are at \$12,000. We will still search for a free island. Two condo fees are outstanding. WiFi is \$2000 over budget at this point. Funds for the hammer drill and pressure washer are not needed so funds could be deferred to WiFi. Next year we will budget for new patch cables. **Action** – All Board members - Please be more specific with invoices in indicating exactly what expenditures were for.
- b. **Rules and Regulations:** already covered
- c. **Maintenance:** already covered.

6. **Correspondence:** Lot XX has requested a speed bump. We have some and will place them. Two inquiries have come in regarding rentals and sales. As a board we would not be involved in either; however, replies were sent regarding sales in the park indicating that a walk through could be arranged if the party was interested.
7. **Adjournment:** Don adjourned the meeting at 4:30 pm.