

Condominium Corporation 9612304
Riverside RV Village
Board of Directors Meeting
May 19, 2017

In Attendance: Gary Coombe, Rob Berlando, Valerie Summers, Ford Mallet, Tanya Boudreault, Bev McAllister, Linda Mugleston

1. Meeting Called to Order: Gary called the meeting to order at 2:10 pm.

2. Approval of Previous Minutes: Moved by Gary, seconded by Rob to accept the minutes of April 22, 2017 as posted. Motion Carried. The minutes will be redacted and posted on the website.

3. Additions to the Agenda: Speed Bumps added to Correspondence, Internet added to New Business.

4. Correspondence: An email was received from XX enquiring as to when speed bumps would be installed and noted that there have been several vehicles travelling faster than the posted speed of 15 km per hour. Park Ops will look after getting the installation done.

5. Director Reports:

a. Treasurer: no report

b. Park Operations:

i. Lot XX: has made a request for an easement in order to install a park model. This request will need to be approved by the Town of Sundre after which it would come to us for approval. **Action:** Advise the owners of Lot XX as to the procedure.

ii. Lot XX: is requesting approval to move the location of an already approved 8 by 10 shed and installation of a park model. **Action:** Check setbacks.

iii Lot XX: Trailer has already been changed. **Action:** Check placement.

iv. Site Plans: It has been noted that many files are missing site plans. At the AGM lot Owners will be encouraged to check with the Board of Directors to make sure that we have a current approved site plan on file. There will be charges at the time of a sale should your lawyer require site plans and you do not have current approved plans on file. There is no charge to check now. Owners also need to note that proposed changes on your lots need Board approval.

6. New Business:

a. Review of bills associated with road work: Mark Crouch explained the breakdown of the charges and that information has been passed on to the treasurer. The amount to remove the burn pile seemed quite high; however, the Board was informed that half of that bill was dump charges. The treasurer will wait until the end of the season to see if all costs incurred due to water line repairs can be covered in our operating costs without going to the Reserve Fund.

b. Lot XX Concern: Correspondence has been received regarding damage done to property due to water line repairs. Between the Park and Mark Crouch, repairs will be made to lot XX to restore, within reason, the area damaged during repairs to the water line. Calcium may be required on that area of the road. **Action:** Respond to Lot XX.

c. Internet: A broadband survey is being conducted by the Town of Sundre regarding bringing fibre optics into the town. This will affect the future of available internet and TV services for residents of Riverside. The expected completion is mid 2018. The Board will continue to provide internet service as it exists within the park until such time as the new services become available, after which our network will be disbanded and the equipment sold off. Residents will be on their own to purchase internet and/or TV from the new provider as desired.

7. Old Business:

a. Fire/ Wildlife Safety Presentation: is a go ahead for June 17, 2017. XX will review procedures for opening the fire boxes and the equipment inside and will have a hands on with the fire extinguishers. The plan is to try to have a back to back presentation with the wildlife group. Location will be at the clubhouse for both sessions. Time yet to be determined. The Wildlife group will be available after 2:00.

Action: Check with to see how much time he requires.

b. AGM: XX will revamp the visual presentation as per our discussion and it will be used to go through the agenda at the AGM. Board members can see the revised presentation on Dropbox.

c. XX Request: There has been a request from XX and XX to operate a refreshment stand as a promotional event outside the clubhouse prior to the AGM. They would like to use the new expanded portion of the deck and will set up from noon to 1:00 pm. The Board approves this request. **Action:** Respond to XX and XX.

8. Adjournment: Gary adjourned the meeting at 3:55 pm.