

COUNTRY LANE ESTATES CORPORATION NO.0311515

BOARD OF DIRECTORS MINUTES

JULY 29,2020

1. Meeting called to order 9:30
2. Attendance:  
John Boutet (Frenchy) – Acting Chairman  
Ida McLarty – Chairman (by phone)  
Rusty Stuckey – Treasurer  
Linda Presiloski – Secretary  
Board Members – Mavis Forget, Gord Wingerak, Herb Styles  
Emerald Property Mgt.- Reginal Power
3. Approval of Agenda  
**Motion 2020-33**  
**Move to approve agenda as amended**  
**Moved by Mavis, seconded Rusty** **carried**
4. Approval of Minutes  
**Motion 2020-34**  
**Moved to approve minutes as amended**  
**Moved by Herb, seconded Gord** **carriedL**
5. Guest – Fred Rose  
**Letter read by Mavis**  
**Linda admitted to asking Fred why he would give an owners list to Loren**  
**Attached is the letter**
6. Guest – Peter Drag (Auditor)  
Peter is not present. We should get a final report soon, at which time we will hold a special meeting
7. Emerald - Reg
  - i. Financials: Arrears: are coming along it's a difficult job with Covid-19  
Please make sure that when a lot is sold Emerald knows who they are.  
Financials are just about a full time job.  
A change in the way of having our Condo fees paid may have to be looked at so we can have money in the beginning of April.
  - ii. Correspondence: we got a quote from Heather Bonniecastle. Please look it over.  
She is an expert on bylaws. We need to have our bylaws renewed to coincide with the AB Condo Act. We will have no choice but do it.  
Another quote will be gotten.
8. Old Business
  - i. After a discussion a decision was made to leave the gym and the satellite washrooms closed for the time being.

- ii. Web page: Mavis is working hard to get all the owners registered. Our minutes are now on the website. 114 owners have registered.  
Internet: Part one of Shing contract is completed. We are waiting for parts for the cameras. Shing will be giving a bid for the outside work that needs to be done. They have a representative who come for emergency.
- iii. Somerset Arborist – the work that needs to be done will be done in the fall and winter when there are fewer rvs in the park.
- iv. Bylaw infractions done by Emerald
- v. Grounds: Rusty  
Exit arm fixed and parts are on order.  
Horse Shoe pits taken out  
Summer water scheduled must be put in place. Emerald will send a note to owners.  
Playground 6x6 skids to be replaced  
Tickets for sewer for May were supported by City of Calgary. Lorne has subcontracted to Big Rock but O/G basic is still under contract with us.  
After receiving bid from other suppliers O/G is still the least expensive  
We are using approximately 51 cubes a day of water.

**Motion 2020-35**

**Motion to sell Water Truck**

**Motion moved by Rusty. Seconded Herb**

**carried**

9. New Business

Park Gate incident: Rusty

An altercation occurred at the gate because an owner coming through the gate refused to let someone tailgate and come in without fobbing the gate. Words were said that were extremely insulting. A discussion occurred and the result is Emerald will send a letter to owners reminding all not to allow anyone to tailgate there way into the park.

Mavis and Frenchy will look into getting signs made up to put at the gate.

- iii. Candidates/AGM – Reg when AGM is called a notice will go out for anyone wanting to run for the board to submit their names to Emerald.
- iv. Park Patrol: Chris & Don have accepted the position. Chris will also be handling the parking passes for in front of the park. The maintenance phone number will be posted so anyone who wants a pass may contact him.
- v. Survey: Discussion was held and agreed to be held back until next meeting. Ida will contact Fred and ask him representatives, and the board get together to discuss winter stay in hopes that we can come up with an agreement that we can all abide with.


10. Treasurer Report: Rusty

- i. Our Capital Reserve Fund has \$495,000.00 in a longer term \$15,000.00 in short term  
Okotoks has \$32,500.00 in current Account  
Covid-19 costs 26,000.00 paid from CRF emergency fund  
All dues go to Emerald and payables are paid by Emerald
- ii. Insurance appraisal done this spring raise our property value from 3.7 million - 4.5 million  
As a result our insurance increased by \$2,500.00

11. Next meeting: August 13, 2020 9:30am

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John Boutet Acting  
Chairman




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Linda Presiloski Secretary

**TO: COUNTRY LANE ESTATES, BOARD OF DIRECTORS**

**FROM: FRED ROSE**

**DATE: JULY 20, 2020**

**It has come to my attention that Loren Reagan told this Board that I gave him the parks email list that is being used by Nottingham.**

**This is absolutely not true. After being threatened by this individual last year, I would not do anything to help him or promote anything he is involved with, especially knowing his past history.**

**I want this letter to be in the minutes so the owners can be aware of the truth.**