

CONDOMINIUM CORPORATION NO.0311515
COUNTRY LANES ESTATES
JANUARY 18, 2023

1. Call to Order 10:40 a.m. Zoom
2. Attendance
Linda Presiloski, Chair
Ron Jones, Vice Chair
Chuck McClain, Treasurer
Ron Zeegers, Assistant Treasurer
Robyn Ollett, Secretary
Mavis Forget, Director
Brian Langan, Director
3. Approval of Agenda
Motion 2023-01
Motion to approve the Agenda, as presented
Moved by Brian Langan, seconded by Mavis Forget **CARRIED**
4. Approval of November 29, 2022 Minutes
Motion 2023-02
Motion to approve the Minutes, as presented
Moved by Ron Zeegers, seconded by Ron Jones **CARRIED**
5. Treasurer – Chuck McClain
 - a. Financials
Motion 2023-03
Motion to approve Financials as presented
Moved by Ron Zeegers, seconded by Mavis Forget **CARRIED**
 - b. GICs, just going to wait on interest rates before any decisions are made.
6. Directors Reports
 - a. Chair – Linda Presiloski
 - i. Some of our cameras are blank and pointing in wrong direction. One is pointing to highway.
 - ii. Gate post and card reader – Brian Langan will look into both these issues.
 - iii. Arborist coming January 27th to do 6 to 6 and half hours just on park trees. Quotes have been sent to owners so they can deal directly with the arborist.
 - iv. New neighbour proposal for rv storage and plant nursery.

- b. Vice-Chair – Ron Jones
Jeff Porter, from the County, says we are not able to remove trees on the reserve land. We are not going to contravene the act. Owners must deal with the Country themselves if they have any problem with trees falling in their yard. We are to leave as is.
- c. Assistant Treasurer – Ron Zeegers
 - i. Insurance for Country Lane - there will be a few changes to coverage this year as the dog park must be added. 2023 budget just under \$30,000.00 for insurance and around \$4,000.00 for vehicles should still be ok.
 - ii. Dog park still has to have signage and fencing needs to be adjusted as small dogs can get under. Also the coverage for dog park and playground.
 - iii. We must have approval if more money is to be spent on the dog park.
- d. Secretary – Robyn Ollett
Winter monitors are doing a great job. Their reports are on time and pictures are great.
- e. Director – Mavis Forget
Will the Social Club still need a liaison if they become a branch under the Board as I have no up coming dates for anything. Can I approach the Social Club's new Chair for these?

7. New Business

January 9th workshop

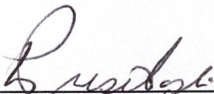
A decision was made to hire Bartlett Tree Experts

Motion 2023-04

Motion made by Ron Zeegers to reach out to Bartlett and use them for 3 persons
1 day for \$2,400.00 plus GST, seconded by Mavis Forget

CARRIED

- 8. In Camera 11:30 am
Out of Camera 11:50 am
- 9. Next Meeting
No date set for March
- 9. Adjournment 11:55 am



Linda Presiloski, Chair



Robyn Ollett, Secretary

Condominium Corporation No. 0311515

Profit & Loss

December 2022

Dec 22

Ordinary Income/Expense	
Income	
4025 · Finance Charges Income	-9.05
4050 · Winter Usage Fee	3,400.00
4060 · Interest Income	362.19
4999 · Uncategorized Income	582.00
Total Income	<u>4,335.14</u>
Gross Profit	4,335.14
Expense	
Fuel	
5165 · Propane	250.30
Total Fuel	<u>250.30</u>
Maintenance	
5350 · Equipment Repairs	504.00
Total Maintenance	<u>504.00</u>
Office Operating Expenses	
5271 · Internet for Office	94.50
5272 · Software/Upgrades/Subscriptions	48.30
5275 · General IT support	71.56
Total Office Operating Expenses	<u>214.36</u>
Operational Expenses	
5030 · Bank/Interest Charges	402.45
Total Operational Expenses	<u>402.45</u>
Professional Fees	
5340 · Accounting	315.00
Total Professional Fees	<u>315.00</u>
Utilities	
Communications	
5450 · Telephone	36.75
Total Communications	<u>36.75</u>
5380 · Garbage Removal	141.50
5400 · Natural Gas	1,029.68
5410 · Power	12,721.91
5440 · Sewage Disposal	2,217.71
Total Utilities	<u>16,147.55</u>
Total Expense	<u>17,833.66</u>
Net Ordinary Income	-13,498.52
Net Income	<u><u>-13,498.52</u></u>

Balance Sheet

As of 31 December 2022

31 Dec 22

ASSETS

Current Assets

Chequing/Savings

Total of all Banks

Servus Credit Union

1010 - Servus Patronage 795.00

1015 - Capital Reserve 90,976.30

1020 - Chequing 9661950 50,535.58

Total Servus Credit Union 142,306.88

1026 - Credential Securities - cash 44,958.59

1027 - Credential Securities 387,372.97

Total Total of all Banks 574,638.44

1050 - Petty Cash 82.35

Total Chequing/Savings 574,720.79

Accounts Receivable

1200 - Accounts Receivable 4,097.84

Total Accounts Receivable 4,097.84

Other Current Assets

1016 - Prepaid Insurance 5,954.99

1203 - Allowance for bad debt -5,700.96

1220 - Undeposited Funds -1,400.00

Total Other Current Assets -1,145.97

Total Current Assets 577,672.66

TOTAL ASSETS

577,672.66

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 - Accounts Payable 492.76

Total Accounts Payable 492.76

Credit Cards

2022a - MasterCard - 3327 2,290.40

2022b - MasterCard - 3319 48.30

Total Credit Cards 2,338.70

Other Current Liabilities

1099 - Social Events Committee 999.69

2020 - Payroll Liabilities -83.12

Total Other Current Liabilities 916.57

Total Current Liabilities 3,748.03

Total Liabilities

3,748.03

Equity

2999 - Capital Replacement Reserve

2998 - Contrib Capital - Cap Rplc Rese 77,737.50

3000 - Capital Replacement Reserve Exp

3048 - Reserve Fund Study -768.60

Condominium Corporation No. 0311515

Balance Sheet

As of 31 December 2022

31 Dec 22

3057 · Washers/Dryers Replacement	-7,909.65
3058 · Security Gate Upgrade	-28,758.29
3070 · Sidewalks around common bldgs	-12,000.00
3075 · Snow Blowers	-2,255.40
Total 3000 · Capital Replacement Reserve Exp	-51,691.94
3004 · Reserve Interest	2,364.60
3009 · Cap Replace Reserve - Open Bal	490,734.99
Total 2999 · Capital Replacement Reserve	519,145.15
3900 · Retained Earnings	106,762.30
Net Income	-51,982.82
Total Equity	573,924.63
TOTAL LIABILITIES & EQUITY	<u>577,672.66</u>