

CONDOMINIUM CORPORATION NO. 0311515
COUNTRY LANE ESTATES
Minutes
March 6, 2021

1. Call to order at 10:00 am

2. Attendance via Zoom

Linda Presiloski, Chair
Todd Walton, Vice Chair
Chris Knight, Treasurer
Ron Zeegers, Vice Treasurer
Mavis Forget, Secretary
Board Members: Gord Wingerak, Ron Jones

3. Approval of Agenda

Motion 2021-15

Motion to adopt agenda as amended.
Moved by Ron Zeegers, seconded by Chris Knight

Carried

4. Approval of February 6, 2021 Minutes

Motion 2021-16

Motion to approve the minutes as presented.
Moved by Mavis Forget, seconded by Todd Walton

Carried

5. Business Arising from Minutes

a. Survey of River Lots - Linda

The Survey was completed on March 4, 2021. The lots have been pegged and the Survey Plan will be forthcoming. The Survey will show the Lots that are not in compliance. Ron J. will advise the County the survey is complete and that a copy of the Survey will be sent to them.

b. Hiring of Administrator – Ron Z & Todd

The Administrator's start date is March 22, 2021. Ron Z and Todd will be preparing a welcome package for our new Administrator.

c. Janitors – Ron Z

Packages have been sent to the Janitors and the start date is April 1, 2021.

d. Foothills County – Ron J

A meeting will be arranged with County officials to discuss issues/concerns. Ron Z will attend as well.

e. Web Page – Mavis F, Chris & Todd

Mavis has been approving and adding owners to the webpage. A meeting will be arranged with Shing to discuss concerns about the Web Page and their billing.

f. Water Heater – Gord W

The Clubhouse Water Heater was installed on March 3, 2021.

g. Trees – Todd

Spruce It Up has been in the park for 4 full days. Three trees have been removed, 1 Spruce (Diseased) and 2 Poplars (Rotting). The stumps will be removed by Spruce It Up at a later date. Other trees were trimmed. All trees have to be maintained on an annual basis for safety and to monitor for disease. Lot owners will be advised to maintain their trees for safety reasons.

h. Complaints Policy – Ron J

The Complaints Policy was discussed and approved as amended.

Motion 2021-17

Motion to accept the Complaints Policy as amended.

Moved by Ron Zeegers, seconded by Mavis Forget

Carried

i. Insurance – Ron Z

CLE Insurance Policy has been renewed for another year, effective March 7, 2021. The policy has been received in PDF format and the original will be mailed.

Owner’s Liability Insurance needs to be verified and will be actioned in April, 2021.

j. Electricity – Gord

Quotes for individual meters have not been received to date. Gord will report to the Board when the quotes are received.

Ron Z wanted to go on record, that meters on every lot is a bad idea.

k. Treasures Report – Chris

The financial statements were reviewed. It was reported that we are on track with our budget. Receivables are in good shape; the majority of outstanding receivables have been confirmed and have been entered in our books. Once Emerald provides us with their final Receivables list, adjustments will be made accordingly. Methods of payments for Condo fees, has been forwarded to CLE owners. Accounts Payable vendors have been notified to charge CLE and not Emerald. CLE Financial Review is ongoing.

Motion 2021-18

Motion to accept Treasurer’s Report as presented.

Moved by Mavis Forget, seconded by Gord Wingerak

Carried

2021-03-06 Reference 1 & 2

6. In Camera

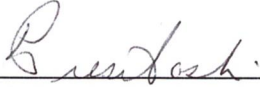
11:44 am

Out of Camera

12:56 pm

7. Next Meeting, March 27, 2021

8. Meeting Adjourned 12:57 pm



Linda Presiloski, Chair



Director