

**CONDOMINIUM CORPORATION NO. 0311515**  
**COUNTRY LANE ESTATES**  
**May 30, 2022**

1. **Call to Order 3 p.m.**
2. **Attendance**  
Chair, Linda Presiloski  
Vice Chair, Ron Jones  
Treasurer, Chuck McClain  
Assistant Treasurer, Ron Zeegers  
Secretary, Robyn Ollett  
Board Member, Mavis Forget  
Board Member, Brian Langan  
Administrator, Helen Thomas
3. **Approval of Agenda**  
**Motion 2022-20**  
Motion to approve the Agenda, as presented  
Moved by Ron Zeegers, seconded by Mavis Forget **CARRIED**
4. **Approval of May 10, 2022 Minutes**  
**Motion 2022-21**  
Motion to approve the Minutes as presented  
Moved by Mavis Forget, seconded by Ron Zeegers **CARRIED**
5. **Business arising from Minutes**
  - a. Decks were reviewed and found to be acceptable
  - b. Chuck McClain suggested an Action Log be added to the Agenda going forward
  - c. Shing were asked to remove their equipment at the end of their contract
  - d. GM Mechanical – the heater in the hot tub is not restarting, we may have to shut the hot tub down for maintenance while waiting for a part. The pump in the pool had to be replaced. The boilers need to be replaced. Quote of \$13,430.00 to replace boilers and other work.
6. **Administrator: Helen Thomas**  
The Visa card shows not only the name of Condo Corp 0311515 but also the name of the former Treasurer, which now needs to be changed. Chuck McClain consented to his name being on the visa card and requested obtaining two cards from the bank rather than one card.
7. **Directors**  
**Ron Zeegers**
  - a. Bylaws – need a few more resolutions

- b. Decks around the Clubhouse are in good shape and will last for many more years

**Ron Jones**

Lot improvements are going well. Turn around time is approximately a day. Letters have been sent out to a few lot owners. Lot 62 continues to be marketed for sale, however it remains out of compliance and needs to be brought back into compliance either before it is sold or the buyer has to be informed that it is not in compliance and it will be a requirement to bring the lot into compliance. Park's counsel recommended a letter be prepared and left on the applicable file indicating the various items that are out of compliance by County standards and the Park's bylaws and regulations, such as the unit, shed and deck need to be moved. This will provide legal recourse to any potential buyer.

**Robyn Ollett**

A renter has taken down their tent. Their tent is advertised as a gazebo. Ron Jones advised that according to the terms of the County bylaws and regulations the tent being discussed does not meet the standards to be a gazebo.

**Mavis Forget**

Covering the waste containers in the maintenance area with lattice. A letter will be prepared asking for volunteers for gardening.

**8. New Business**

Need camera in office

**Motion 2022-22**

Motion by Chuck McClain to take a camera from the maintenance area and install it in the Park office, seconded by Brian Langan **CARRIED**

**9. Board Committees**

- a. Chair: Linda Presiloski
- b. Vice-Chair: Ron Jones
- c. Secretary: Robyn Ollett, and Park Administrator
- d. Treasurer: Chuck McClain
- e. Building Committee: Chuck McClain will oversee the Building Committee and recommended it be renamed "Physical Facilities Committee" to encompass Infrastructure and Building Committee (including Grounds) and to manage the following:
  - i. The repair, maintenance and replacement of any item deemed necessary pertaining to any buildings in the Park, Clubhouse (inside and outside), satellite washroom, storage shed, electrical shed, gate
  - ii. The repair, maintenance and replacement of any item deemed necessary pertaining to the pool including pool equipment
  - iii. To work on anything necessary for this Committee
  - iv. CLE signage

- v. Present proposed Building budget to the Board for approval
- vi. Sewer and water stations
- vii. Water shed and internal piping
- viii. Electrical
- ix. Drainage
- x. Internal road signage in Park
- xi. Fences
- xii. Roads
- f. Landscaping – Mavis Forget
- g. Internet Technical Committee/Website – Brian Langan, Mavis Forget and Park Administrator. Add Brian Langan as an editor to the website.
- h. Bylaw and Bylaw Enforcement – Ron Jones and Ron Zeegers
- i. Winter Monitors – to be discussed at a later date
- j. Social Club Liaison – Mavis Forget

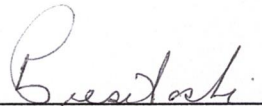
**10. In Camera: 4:15 p.m.**

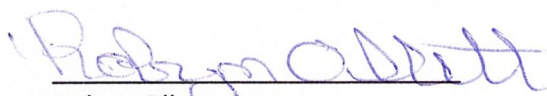
**Out of Camera: 4:35 p.m.**

**11.** May 20, 2022 our Pool opened this year. We have already had a few incidences in the pool Area. The board has discussed these and we are looking into a few different solutions to these issues. We would like to remind all owners and renters there are rules and regulations that must be adhered to which are posted in the pool area. If they are not followed people may lose their pool privileges.

**12. Next Meeting: June 14, 2022 at 10 a.m.**

**13. Adjournment 4:40 p.m.**

  
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Linda Presiloski, Chair

  
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Robyn Ollett, Secretary