

CONDOMINIUM CORPORATION NO. 0311515
COUNTRY LANES ESTATES
MAY 4, 2023

1. Call to Order 9:55 am
2. Attendance
Linda Presiloski, Chair
Ron Jones, Vice Chair
Chuck McClain, Treasurer
Ron Zeegers, Assistant Treasurer
Robyn Ollett, Secretary
Mavis Forget. Director - Left at 12:15 pm
Brian Langan, Director
3. Guest
Jackie Boulton of Lot 1 was scheduled but Debbie Cameron of Lot 169 came

Observers, Janice Sherman, Vern and Sharon Lecocq, Dan Walker, Gary Motiuk

I am here on behalf of the Friendly Bark Dog Park which is a Facebook user group on the Country Lane Estates Facebook page. Since creating this group, we have had a lot of positive feedback. People are excited to see the dog park be successful. Our goal is to create a safe, fun, beautiful area for people to exercise their pets. There is no other option that is off leash in Country Lane. There is still work to be completed. We have volunteers to do that as well as volunteers that will commit for the season to do the raking, mowing, edge trimming and basic clean up. We also have a volunteer that can do signage regarding Rules and Regulations. We have had some donations of 2 wicker chairs, table and a bench to place in the dog park to make it comfortable for the pet owners. Cement blocks have been donated as well, to put under the chairs and table to help keep the area tidy from mud and rain. Our whole goal of this is to have a well-maintained area for both 2 and 4 legged friends and a safe environment for all. An informal meeting was held on April 28th in the lounge. The people there were in favor of the park and want it to be successful. Some of the folks that don't even own pets were there. There is the public area by the river where folks let their pets off leash. The dog park is enclosed to create a safer space to let them off leash. With this our whole goal is to enhance Country Lane. What can we do to move forward and get the lock off? With volunteers we would like to get this work started. Also, we are going to put a water station in for fresh clean water for dogs to drink or wash your hands. We feel this is a positive addition to Country Lane Estates.

4. Approval of Agenda
Motion 2023-16
Motion to approve the Agenda, as presented
Moved by Mavis Forget, seconded by Ron Jones

CARRIED

5. Approval of April 20, 2023 Minutes
Motion 2023-17
 Motion to approve the minutes, as presented
 Moved by Mavis Forget, seconded by Brian Langan **CARRIED**
6. Business arising from minutes
- a. AGM
 Is set for May 28th but needs Financials in place. A meeting before to set this all up. Financial workshop set for Tuesday May 9th at 10.00am. Would like package to owners by May 13th or 14th. Will need volunteers to set up and ask Social Committee to look after coffee and snacks. Volunteers to register owners and take the votes.
 - b. Back Gate
 Everything is ready and Maintenance Manager will set a time and date with contractor and they will do the work.
 - c. Winter Committee
 A meeting will be set up for May 10, at 7:00 pm.
7. Administrator, Helen Thomas
- a. Gym equipment
 Service tech was in and serviced all equipment.
 - b. Wildrose
 Sean Ross sent us a detailed letter regarding the video inspection that was done. They will return to put dye down and will give us an action plan with results once this has been done.
 - c. Hornets Nest
 If you find a wasp nest in one of our common areas please let the office know so we can look after it. if it is on your property, please take care of it yourselves.
 - d. Gunnebo
 Quotes for pedestal and keypad
 One quote for \$6,676.22 is for an insurance claim on the broken front gate that will be chargeback.
 Keypad code for EMS 911, we need an upgrade for this
Motion 2023-18
 Motion made by Chuck McClain and seconded by Ron Jones That we do a system upgrade on the keypad to allow 911 and First Responders to access the park by key code, the cost will be less than \$2,000.00
CARRIED
 - e. Quote from Dixon Legal
 Helen Thomas went into Dixon Legal and spoke with them and they have given us a written email with what they charge for different items. We as a board are not happy with our existing Lawyer as work is not done in a timely fashion. We need someone that knows the condo act and other items.

Motion 2023-19

Motion made by Ron Jones and seconded by Mavis Forget to retain our Legal Council to Dixon Legal **CARRIED**

Motion 2023-20

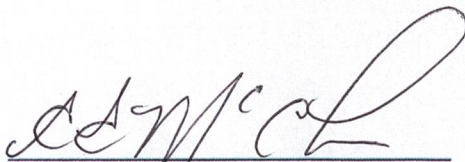
Motion made by Chuck McClain and seconded by Brian Langan to suspend our relationship with Jeff Horne **CARRIED**

- f. A woman in the park has asked if she could store her music equipment in a cupboard In the Great Room. As this is now being used by the custodians for their supplies and other items pertaining to the condo association we can not have personal Items stored there for safety reasons.
- g. Custodians are using the locked cupboard in the Great Room. We need to look at a better solution for them and their storage. They also have a space in the mens' washrooms. This is not the best place for them either. We are looking into a couple of solutions one would be in the back laundry, but this will mean we order less dryers.
- h. We have received the quote from Coinamatic on the prices of 3 dryers and a washer We are going to wait on this until we have a solution for the custodians and their supplies.
- i. Helen Thomas would like to have a gathering with the employees, a breakfast or lunch possibly, in the boardroom as we have a few new employees. In early June during the week in the daytime, a meet and greet with all employees and board members.
- j. Watering - send out a note to all we will still do the same as last year with odd and even numbers. Odds are 1,3,5,7,9 Tuesdays, Thursdays, Sundays. Even 0,2,4,6,8, Mondays, Wednesdays, Saturdays.
At this time we all feel we need a fire ban until further notice.
- k. The board has had a discussion about outstanding fines. Estoppels will be Issued on sales, notifying the lawyer there is a fine due and payable to the Park.
- l. The map on the website is incorrect and will be updated shortly. Decals are being ordered for the company truck as well as the 2 golf carts with our logo.

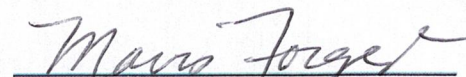
8. Directors Report

- a. Chair - Linda Presiloski
 - i. As board members we must remember to put all jobs for maintenance on a list in the office or have Helen Thomas put it on the list.
 - ii. Ramp is in need of repair. Maintenance staff are in the process of repairing it and we are leaving the decision to the Management Manager as to what kind of coating to put on it.
 - iii. Maintenance Manager would like a new starter for the backhoe as it very difficult to start. We need to look at a new machine that we can either buy or lease. Chuck McClain and Maintenance Manager will go look at new machines and get a few quotes for machines that can do more than one task - example Kubota backhoe and snowplow all in one.

- b. Treasurer - Chuck McClain
 - i. Financials included in our report and will go over at our meeting on Tuesday May 9th.
 - ii. Helen Thomas is now doing some Account Payables and Account Receivables, so we have also now given her signing authority.
 - iii. Roger Hernandez has looked at the cracks on the roads in the park and will fix all the cracks for \$1,000.00
- 9. In Camera 11:45
Out of Camera 12:41
- 10. Directors Report
 - a. Secretary: Robyn Ollett
 - i. Pool is still on track as long as the weather cooperates.
 - ii. We have some issues with the snow and icicles on the roof. Maintenance Manager has made a suggestion of putting Ice Rakes on the roof. Also see if there is a better solution to the carpets on the stairs outside. We will look into these issues over the summer.
- 11. New business
 - a. The starter for Maintenance Manager.
A decision to wait on this until we have quotes on some new machines.
 - b. Sweep the front parking lot.
If we decide to coat the roads it will get swept. Chuck McClain will get an estimate for this and bring it back to the board at the next meeting.
 - c. A letter will be sent out to Debbie Cameron of Lot 169 with our decision on the Dog Park.
- 12. Workshop on Tuesday May 8, 2023 at 10:00 am
- 13. Next Meeting Thursday May 18, 2023 10:00 am
- 14. Adjournment 12:50 pm



Chuck McClain, Treasurer



Mavis Forget, Director