

**CONDOMINIUM CORPORATION NO. 0311515  
COUNTRY LANE ESTATES  
SEPTEMBER 8, 2021**

**1) Call to Order 9:55 am**

**2) Attendance**

Linda Presiloski, Chair  
Mavis Forget, Board Member  
Ron Zeegers Assistant Treasurer  
Robyn Ollett, Secretary  
Helen Thomas, Park Administrator

Attendance via Zoom  
Chris Knight, Treasurer

Absent  
Todd Walton, Vice Chair  
Ron Jones, Board Member

Guest  
Don Dumanski, Maintenance

**3) Approval of Agenda**

**Motion 2021-73**

Motion to adopt Agenda as presented  
Moved by Mavis Forget, seconded by Ron Zeegers

**CARRIED**

**4) Approval of August 18, 2021 Minutes**

**Motion 2021- 74**

Motion to approve the minutes as presented  
Moved by Robyn Ollett, seconded by Ron Zeegers

**CARRIED**

- 5) Maintenance:** Don Dumanski spoke to us about the water taps/hoses dripping, at 60 drops per minute wastes 21 liters per day or 5 gallons of water a day. We should all check our hoses and prepare to purchase new ones in the coming year if we find cracks or breaks to avoid them dripping. As of October 1st, they will keep an eye on the 14-day forecast as to when our water will be shut off. Don Dumanski will need a few volunteers to help them at this time.

**6) Administrator: Helen Thomas**

- a) We received a letter from Geoff Horne on a few matters we discussed with him on a couple of lots and the bylaw revisions we are in the process of changing.
- b) We have reached out to three janitorial services for quotes to do our Clubhouse, washrooms and laundry. So far we have received one quote so will put this over until we get the other quotes.
- c) Washers in the back laundry need some service but will do this next spring as back laundry will be closed shortly. Two washers will be moved out and new ones put in this coming spring

**Motion 2021-75**

Motion to replace a motor in one of the dryers and service work up to \$500.00

Moved by Chris Knight, seconded by Ron Zeegers

**CARRIED**

- d) Bow River Paving gave us a quote of \$2,600.00 for paving in the back parking lot by the gym as water pools there and is very slippery in the winter weather. We will look at it next spring.
- e) Quote was received from Guardian Security regarding the Keyscan system.
- f) Gunnebo Canada Inc. came in to look at our existing Keyscan system and they can upgrade ours as it is not obsolete. We will discuss this further at the next meeting.
- g) Owner of a 2003 Monaco motorhome asking for approval to be allowed in the Park. Board members asked that it be brought to the Park to see before it will be approved.
- h) Four canopies were purchased, the Social Club has reimbursed the Park for two of them
- i) Fire Marshall was here this week. The Fire Box at the main gate could not be opened and as a result we had to call Highwood Lock and Key. The old Fire Box had to be replaced at a cost of \$450.00 plus labour. The cost of replacement is the Park's responsibility and the job is now completed.
- j) The laundry room door is done and needs to be painted. Maintenance will put some venting between laundry and washroom.
- k) An owner made a suggestion to send out a welcome note to all new owners. We will ask the Social Club if this is something they would like to do.
- l) We had an incident in the Park. A woman was injured while walking a dog. She was not helped by other involved in the incident. Please folks, have some compassion and help instead of making rude comments.
- m) An online motion was made about the quote from AirCare Systems.

**Motion 2021-76**

Motion to spend \$3,000.00 to clean all ductwork, air handling units and system components to ensure continued service.

Moved by Ron Zeegers, seconded by Todd Walton.

**CARRIED**

**7) Chair: Linda Presiloski**

No meeting with Shing yet, they will reboot cameras tonight.

**8) Assistant Treasurer: Ron Zeegers**

- a) Bylaws - The Bylaw Committee went through all the bylaws and have reworded and changed a few. These will be sent out to all owners to vote on and then sent to the lawyer for a special resolution. We must have 75% of the owners' votes before we can change them.
- b) With discussion of the bylaws that the change in age going from 18 to 16 for all buildings be changed to 14 for the pool and 16 for the other buildings. No motion was carried as the other board members felt 16 for all was just fine.

**Motion 2021 -77**

A special resolution of bylaws to be sent to owners to amend our present bylaws in accordance with recommendation of the bylaw committee.

Moved by Ron Zeegers, seconded by Mavis Forget.

**CARRIED**

**9) Secretary: Robyn Ollett**

A meeting is set up with the Winter Stay Committee. Maintenance and all Winter stay applicants for Sunday September 19th at 10:00 am. Helen Thomas will send an email to all persons this pertains to.

**10) Board Member: Mavis Forget**

An email will be forwarded to us on the price and an example of the sign.

**11) New Business**

None at this time

**12) Financial**

Treasurer is away and will present Financials at next meeting.

**13) In Camera: 11:55am**

**Out of Camera: 12:35pm**

**14) Next Meeting September 20, 2021 at 6:00pm**

**15) Adjournment 12:40 pm**



Linda Presiloski, Chair



Robyn Ollett, Secretary