


**CONDOMINIUM CORPORATION NO. 0311515**  
**COUNTRY LANES ESTATES**  
**APRIL 20, 2023**


1. Call to Order 10:00 a.m.
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 (Absent)
3. Approval of Agenda  
**Motion 2023-08**  
Motion to approve the Agenda as presented  
Moved by Mavis Forget, seconded by Ron Zeegers **CARRIED**
4. Approval of March 15, 2023 Minutes  
**Motion 2023-09**  
Motion to approve the minutes as presented  
Moved by Mavis Forget, seconded by Chuck McClain **CARRIED**
5. Business arising from minutes  
The Foothills County has refused the application on the new business that was trying to move into the space behind us.
6. Helen Thomas, Administrator (written report submitted)
  - a. Written complaints  
A few written complaints from owners. As a board we have discussed them and a board member will address each complaint directly to the owner who sent it in.
  - b. We are looking into sandwich boards for the custodian to put out as they are cleaning washrooms. They will say cleaning in progress. This will not mean washrooms are closed. They will still be open as usual.
  - c. Just a reminder to Lot owners, if you have a tree that is compromised on your lot you are liable if something should happen and it damages surrounding areas.
  - d. Some gym equipment was offered to us by a lot owner that is downsizing. At this time we do not have the space for it in our gym. Thank you very much for the offer.
  - e. Mel D Chislett is stepping down from his position of hosting the Jam nights. He will still help out where and when he can. Thank you Mel for all your hard work and all your time.

- f. Straight Edge Concrete  
Has sent us a quote for repair work on lot 276  
**Motion 2023-10**  
Motion made by Chuck McClain, seconded by Mavis Forget, that we accept the quote from Straight Edge Concrete to complete the repair and remediation of concrete to lot 276 for our sewer repair up to and not to exceed \$5000.00.  
**CARRIED**
- g. Washers  
We are not going forward with the Coinmatic proposal for our washers and dryers. We purchased 3 washers last year with a go ahead to purchase 3 dryers this year.  
**Motion 2023-12**  
Motion made by Chuck McClain, seconded by Robyn Ollett, to carry forward with our plan to purchase 3 dryers and a replacement washer this year in advance of our 2024 purchasing plan. With confirmation of their pricing this year.  
**CARRIED**
- h. The Pool  
Depending on the weather, and the new pool liner installation, we hope to open on the long weekend in May.
- i. Lawyer for CLE  
We are looking for a new lawyer this year as we as a board are not pleased with the slow time line that this lawyer is working from.  
Helen will look and bring us some recommendations on a few also ones who specialize in condo act.
- j. Winter Storage  
A note will be sent out to owners to remove their storage trailers or boats or whatever they have parked on their driveways that shouldn't be there. Must be removed by April 15th has been extended to April 30th.
7. Chair, Linda Presiloski
- a. Annual General Meeting  
Proposed date of May 28th for the Annual General Meeting if we can get financials and all other items in order by May 1 2023
  - b. Cracks in the roads  
Crack filling should be an annual maintenance item. Chuck McClain will get pricing for filling of cracks and more information on getting the roads coated.
  - c. The Social Events Committee is putting on a Welcome Back BBQ. on May 27th and the Board will help where help is needed.
  - d. We had an arborist in to look at our trees and he identified all trees with black knot. He looked after all the trees in the common areas. A note will be sent out to all owners when he will be back in the park so that they can reach out to him for their own trees that have black knot.

- e. Snowplow  
Our snowplow is in need of repair or replaced it is causing wear and tear on our the truck and our Kabota is also in need of replacement. Chuck McClain will get some quotes on replacement and also on leasing.
  - f. Dog Park  
The dog park will be closed until after the Annual General Meeting. More work, signs and discussion is needed.
8. Ron Jones, Vice Chair  
Gazebos  
It is in the County's hands as Ron Zeegers and Ron Jones have filed all the paperwork with the preconditions for our emergency response plan. We had a deadline of June 1<sup>st</sup>, 2023 to have this done.
9. Chuck McClain Treasurer
- a. Met with the Servus Credit Union and converted some cash into a note. This is not locked in so we can add or take out money. Similar to a savings account with good interest rate.
  - b. Financials  
**Motion 2023-13**  
Motion to approve the Financials as presented  
Moved by Ron Zeegers, seconded by Mavis Forget **CARRIED**
  - c. Going forward we will put financials in every minutes that are done.
10. Mavis Forget, Director
- a. I have received a letter back about the playground stating we need to name our project so have name it Country Lane Playground Project. So now waiting on more information to carry forward.
  - b. As the Social Events Committee is now under the umbrella of the Board, I am not needed to be the liaison.
11. New Business
- a. Installation of new back gates and repair of various posts  
**Motion 2023-14**  
Motion made by Brian Langan, seconded by Robyn Ollett, on April 8th by email to approve that the work on the back gate be done by Don Chalmers  
**CARRIED**
  - b. Winter Stay Committee  
We are going to have a meeting with the people that were the monitors and a few others that were here through the winter months to get some feedback on some do's and don'ts as soon as possible.
  - c. The Welcome Back BBQ  
**Motion 2023-15**  
Motion made by Ron Zeegers, seconded by Mavis Forget, to give \$250.00 towards the Welcome Back BBQ  
**CARRIED**

12. In Camera 11:40am  
Out of Camera 12pm
13. Next Meeting Thursday May 4, 2023 10:00am
14. Adjournment 12:05 pm

  
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Linda Presiloski, Chair

  
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Robyn Olett, Secretary

**Condominium Corporation No. 0311515**  
**Balance Sheet**  
 As of March 31, 2023

	Mar 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Chequing/Savings</b>	
<b>Total of all Banks</b>	
<b>Servus Credit Union</b>	
1010 - Servus Patronage	795.00
1015 - Capital Reserve	91,119.25
1020 - Chequing 9661950	105,166.91
<b>Servus Credit Union - Other</b>	582.00
<b>Total Servus Credit Union</b>	197,663.16
1026 - Credential Securities - cash	44,958.59
1027 - Credential Securities	387,372.97
<b>Total Total of all Banks</b>	629,994.72
1050 - Petty Cash	82.35
<b>Total Chequing/Savings</b>	630,077.07
<b>Accounts Receivable</b>	
1200 - Accounts Receivable	-89,532.16
<b>Total Accounts Receivable</b>	-89,532.16
<b>Other Current Assets</b>	
1016 - Prepaid Insurance	5,954.99
1203 - Allowance for bad debt	-5,700.96
1220 - Undeposited Funds	8,665.00
<b>Total Other Current Assets</b>	8,919.03
<b>Total Current Assets</b>	549,463.94
<b>TOTAL ASSETS</b>	<b>549,463.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 - Accounts Payable	4,020.40
<b>Total Accounts Payable</b>	4,020.40
<b>Credit Cards</b>	
2022a - MasterCard - 3327	2,805.27
2022b - MasterCard - 3319	110.33
<b>Total Credit Cards</b>	2,915.60
<b>Other Current Liabilities</b>	
2020 - Payroll Liabilities	-83.12
2200 - GST/HST Payable	-6.94
<b>Total Other Current Liabilities</b>	-90.06
<b>Total Current Liabilities</b>	6,845.94
<b>Total Liabilities</b>	6,845.94
<b>Equity</b>	
2999 - Capital Replacement Reserve	
2998 - Contrib Capital - Cap Rplc Rese	77,737.50

9:46 AM  
04/04/23  
Accrual Basis

Condominium Corporation No. 0311515  
**Balance Sheet**  
As of March 31, 2023

	<u>Mar 31, 23</u>
3000 · Capital Replacement Reserve Exp	
3048 · Reserve Fund Study	-768.60
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
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<b>Total 3000 · Capital Replacement Reserve Exp</b>	-51,691.94
3004 · Reserve Interest	2,507.55
3009 · Cap Replace Reserve - Open Bal	490,734.99
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<b>Total 2999 · Capital Replacement Reserve</b>	519,288.10
3900 · Retained Earnings	56,506.06
Net Income	-33,176.16
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<b>Total Equity</b>	542,618.00
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>549,463.94</b>
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Condominium Corporation No. 0311515  
**Profit & Loss**  
March 2023

	<u>Mar 23</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4050 · Winter Usage Fee	3,200.00
4055 · Key Fob Income	150.00
4070 · Laundry Income	783.50
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<b>Total Income</b>	4,133.50
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<b>Gross Profit</b>	4,133.50
<b>Expense</b>	
Office Operating Expenses	16.79
<b>Park Functions</b>	
5365 · Park Functions & Activities	80.02
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<b>Total Park Functions</b>	80.02
<b>Utilities</b>	
5410 · Power	9,282.26
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<b>Total Utilities</b>	9,282.26
7000 · Purchase of Property & Equipmen	293.98
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<b>Total Expense</b>	9,673.05
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<b>Net Ordinary Income</b>	-5,539.55
<b>Other Income/Expense</b>	
<b>Other Income</b>	
1099 · Social Events Committee	559.00
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<b>Total Other Income</b>	559.00
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<b>Net Other Income</b>	559.00
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<b>Net Income</b>	<u><u>-4,980.55</u></u>