



Square Butte Ranches Ltd.
Square Butte Condominium Plan No. 9710379
Board of Directors Meeting
May 30, 2019

Directors in Attendance:

Jack Wilson, Gary Bennet, Kym Penner, Denise McMullen, Kelly Long, Randy Jordan

Regrets:

Max Gibb

Location: Renaissance Management offices

Invitees:

Robert Lunge, Renaissance Management

Call to order 12:20 pm, Kelly Long, Vice Chair

- 1) Approve previous minutes
 - Adjusted Minutes approved by Jack Wilson, Seconded by Gary Bennet
- 2) Review/Approve Agenda
 - Approved by Gary Bennet, Seconded by Jack Wilson
- 3) Renaissance Board Report
 - Letters that went out to Owners
 - i. Letter sent to Mortgage company for Arrears
 - ii. Letter to one owner had wrong dates, Renaissance to send apology
 - Current Bylaws must be brought up to new standards
 - i. If we simply adjust them to bring to current will need 50% approval vote
 - ii. If we were to add adjustments, then it becomes a special resolution and 75% would be required.
 - iii. Denise moved to take our existing bylaws and pay to have Sandy bring them in line with the new condo regulations for \$2500.00 quoted. Gary seconded
 - iv. Denise offered to review the Townhouse bylaws specifically
 - v. Insurance January 1st requirements – townhomes need to be reviewed for baseline for insurance for a standard unit – would come out at

appraisal time to inspect the units and develop a standard unit description to be registered to land titles by the end of the year.

- vi. To enforce policies, they must be in the Bylaws -Action – go through bylaws policies and narrow down to most problematic issues that we would be consistent with follow through. – Gary to second it – all in favor

4) Water

- Gary and Tim to meet with MD on Friday May 31 to discuss the recommended upgrades and official turn over from Corix.
 - i. Corix will bill for all of May
 - ii. Request for Alberta Environment report to be sent to MD
- Water Policy
 - i. To be sent to owners June 1, 2019 from Renaissance
 - ii. Discussed communication to Owners regarding January thru May. Provide usage amounts and Well production amounts per Unit. Kelly made a motion not to charge owners for Usage from January thru May. Jack Seconded.
 - iii. Water usage information will be sent out via the office.

5) New Owners

- Lot 38 may be asking for an easement, Gary to meet with them and discuss possible placements for the driveway.
- Lot 25 - looking at plot plans they are proceeding with the plans and we should expect in the next few weeks.

6) Finance Committee

- Waiting for Audit from Don Hyde on the Reserve fund
- Waiting for the completed report on the Townhouse roofs
- MH quote for the new reserve fund study came it at \$17,000, we will get another quote
- We need to get Townhome owner input before completing the painting of the townhomes.

7) Security

- Looking at security for the Saloon and Water plant specifically, funds to come out of operating budget for card lock on the saloon. Motion for card lock install brought forward by Kelly, Seconded by Jack. Approved

3:00pm Robert Lunge of Renaissance management left the meeting

8) Community Concerns

- Some noise complaints brought forward. Requested Renaissance send a letter directly and the office will remind the whole community of the noise bylaw.

- Discussion about non-residents activities around the ranch, requested Renaissance to draft a letter and Denise will review and then a decision can be made how to move forward.

9) Operations

- Roads
 - i. More gravel is needed, contact contractors who did it last year.
- Barn Pasture
 - i. Fence is falling down. Fence needs to be pulled out and repositioned. Discussion on the pasture and its use ensued.
- Real Estate Signs
 - i. The real estate signs are unsightly. New post ordered and sign done up that will tell people to contact their realtor.
- Painting of the Barn and Saloon and other out buildings
 - i. Painting was last done about 7 years ago, reviewing the state of the stain in needs to be done again. The time frame for stain is about 7-9 years and we are in that now. Motion brought forward to paint all the out buildings by Jack, Seconded by Gary

Adjournment: Gary Moves to adjourn the meeting at 3:58pm