



Square Butte Ranches Ltd.
Square Butte Condominium Plan No. 9710379
Board of Directors Meeting
April 25, 2019

Directors in Attendance:

Max Gibb, Jack Wilson, Randy Jordan, Kym Penner, Denise McMullen, Kelly Long

Regrets:

Gary Bennett

Invitees:

Robert Lunge, Renaissance Management

Call to order 5:10pm, Max Gibb, Chairman

1) Approve previous minutes

- Amended Minutes approved by Max Gibb, Seconded by Jack Wilson

2) Review/Approve Agenda

- Approved by Max Gibb seconded by Jack Wilson

3) Ranch Club

- Moose Mountain has quit effective May 7th, 2019
- Ranch Club has been meeting with Lori Collins
- Denise has put together a contract for Lori and agreement between RCB and SBR Board
Ranch Club has asked if we can put Lori on the Condo Corp payroll account.
After discussion concerning the Ranch Club's desire to take the hiring and oversight of Lori and other new wranglers on itself Denise moved that the Board not take on the running of the payroll, Randy Seconded. Motion carried by majority
- The Condo Board is pleased that the club has made a decision for the Ranch Wrangler, and it is best if they independently manage and are responsible for all aspects of the equestrian activities not directly involving the Condo Corporation.
- Condo Board will send an email to Moose Mountain thanking them for their service
- Ranch Club is asking that the Condo Board cover costs of the 2018. Notice to Reader financials. Jack moved to approve, seconded by Randy, that the Condo Corporation pay

for the 2018 Notice to Reader financials for the Ranch Club but not subsequent financials. Motion passed by majority vote.

- Ranch Club is asking for an office key. Jack and Kym reported that the locks will be changed in the next couple of days. A couple of members of the Condo Board, Tim, Shelby and the new Ranch Hand will be the only people to have keys. Discussion followed concerning the need to reduce the number of people with keys to the Office as security is compromised when too many have access and there have been recent indications of unauthorized persons entering the office.

4) Water

- Randy reported that the MD is still Ratifying the Contract – cautiously optimistic that the MD will take over on May 1st
 - i. Follow up required to ensure there is no gap in service
 - ii. Environmental permits are up for renewal October 1, they can be transferred to the MD and they will deal with the renewal, the transfer papers can be attained from Alberta environment.
 - iii. Water Policy to the community is being worked on
 - iv. Currently have put a hold on the Reserve Tank repair until we review with the MD.

5) Renaissance Board Report

- Land Titles Change of Address has been signed
- Renaissance was directed to follow up on caveats.
- Renaissance was directed to follow up on interim court order regarding removing property.

6) Operations/Maintenance

- i. Jack presented a Roof Replacement Quote \$155 000.00. Discussion followed concerning a need to review the quotes promptly and ensure we have the reserve funds for large accelerated payments and see if we can move some items around
- Bob noted that the Reserve Fund will be based on 30 years under the new Act
 - Jack reported a quote for Saloon, Barn, Garage painting \$30,000
 - Discussion followed concerning obtaining a new reserve fund study sooner rather than later
 - Review 2020 reserve fund planning to see what can be deferred before going ahead with the work.
 - A Ford Truck has been sourced with the option to return it after the lease period
 - Need to get Tim a way to pay for Ranch items – Pre-Paid Visa is being suggested
 - Looking into a new sign for the front gate to reduce the realtor signs
 - Jack reported that in order to deal with all the cut wood from around the property, a wood chipper can be rented for \$250.00 per day and wood chips stored to use in landscaping
 - Jack also reported that we will need to rent a post pounder to fix fences this spring
 - South Gate will remain closed temporarily

8:00 pm Robert Lunge of Renaissance management left the meeting

8:15 pm Randy Jordan left the meeting

7) FireSmart

- Gary is working with the fire department to arrange a FireSmart event on the Ranch sometime on May 16th. Notices have already started to be sent out to owners and we are getting some positive feedback.

8) Security

- Working on getting a couple of more quotes for card swipes
 - i. Water station door
 - ii. Saloon
 - iii. Office? Was questioned if this is needed for the office

10) Adjournment: Max moved to Adjourn 8:30pm seconded by Jack