

Minutes of the Meeting of the Board of Directors of Condominium Corporation No. 9710379
Operating as Square Butte Ranch

Date and Time: September 27, 2023 at 2:30 by Microsoft Teams

Directors Present: Denise McMullen, Yvonne Gaudet, Steve Banzsky, Andrew Thompson, Lori Young.

Regrets: Eric Langberg

Present by Invitation: Bob Lunge

1. **Meeting** was called to order at 2:40 p.m.
2. **Chairperson** established as Denise McMullen
3. The **Agenda** as prepared by Denise McMullen was reviewed.

Moved by Denise McMullen and **Seconded** by Lori Young that the agenda be approved. **Passed unanimously.**

4. The minutes of the prior meeting were reviewed as previously circulated.

Moved by Yvonne Gaudet and **Seconded** by Lori Young that the minutes be approved. **Passed unanimously.**

4. **Renaissance Management Report**

Bob presented his report with an emphasis on the possibility of an adjustment to the separate townhouse insurance premium charged in respect of the townhouse owners' structural protection. After a lengthy discussion the board concluded that although it would not be possible to determine exactly how much of the 2022/2023 premium was attributable to the claim for windstorm damage to structures other than the townhouses (primarily the saloon and the fencing) a reasonable attempt could be made to reverse an allocation that did not take this into account and instead relied strictly on third party valuation.

Both Bob Lunge and Steve Banzsky had prepared calculations aimed at determining the amount of credit that would be applied to the 2023/2024 separate townhouse premium to make a fair adjustment. The calculations generated a similar amount notwithstanding that the approaches were different.

Moved by Denise McMullen and **Seconded** by Lori Young that the separate premium for townhouse owners for 2023/24 be adjusted downwards to \$3294.58 to attribute the effect of the windstorm

claim on our insurance premiums to the common area structures which suffered the vast majority of the damage. **Passed unanimously.**

The board thanked both Bob and Steve for the extensive work they had done towards finding a solution to a very difficult problem.

Additionally, Bob noted that we would need to finalize the 2024 Budget by November 22, which represents a tighter timeline than previous years.

5. **Water Report (Steve Banzky)**

Steve reported that as in July we were forced to truck in water throughout August at a cost of approximately \$9000. Our replacement UV treatment system has been delivered and as soon as Alberta Environment approves it for installation the service providers which have been lined up will commence.

Steve and Clay are continuing to assess whether the cost of adding a fourth storage tank will be justified by the benefit.

6. **Operations Report (Lori Young and Yvonne Gaudet)**

The following activities have either been completed or are underway:

The usual summer activities continued; grass cutting and landscaping around the Ranch has started to slow down but remains ongoing, along with various chores for individual residents.

Doug was able to take some well-earned vacation days in August with assistance from Clay for coverage. Many thanks to both for coordinating same.

The main North gate was again disabled for an extended stretch at the end of August into September. We decided to wait till after the September wedding to get Gateworks in for reprogramming. In the meantime, SBR staff provided some much-needed general maintenance to the gate working parts themselves. Gateworks discovered two faults in the system that both appear to be a result of attempts to keep the gate open for an extended periods of time. We will formally request residents notify office staff when this will be necessary for a private or Square Butte function and staff will shut off power to the gate. More information will follow.

Picnic tables at saloon were sanded and tops re-stained. Saloon Adirondack chairs will be freshened up as well in the fall/winter months when outdoor work slows down.

Operations have coordinated the daily water delivery that has become necessary while the plant is not functional. We have been lucky we feel to have support from Big Rock water to provide daily delivery.

Septic tank pump outs are scheduled for September.

Our search for a truck for the Ranch continues.

The west/south curb stop repair/replacement has been completed in the condo pasture.

Saloon lower windows all washed. Attempting some alternate types of fly control to see what is most effective.

New Honda pump purchased and installed for Ranch fire caddy.

Ranch truck which was purchased off lease in May was successfully sold for a profit after detailing. We are now searching for a truck that meets the following specs: 3/4 to 1 ton, regular cab, 8-foot box, good condition with lower mileage if possible. Yvonne working with staff re: test driving.

7. Previous Business

By-law Amendment

The board has asked Renaissance to supply an up-to-date list of owners and co-owners so that a special resolution in writing bringing our bylaws into compliance with current legislation can be obtained. Since many owners have not responded to documents circulated by Renaissance board members will be making individual approaches once the necessary information is in hand.

Slip and Fall Litigation update:

The lawyer for our insurer has visited Square Butte Ranch and seen in person the place where the accident is believed to have occurred. The next step will be the examination of the plaintiff by our lawyer and the examination of a representative of the condo board by the plaintiff's lawyer.

Sale to Ranch Club of Honda Quad

Ranch Club had approached the condo board asking if they could obtain and sell the quad owned by the condo corporation – which is seldom used by the condo corporation staff -- and apply the sales proceeds to the cost of a new piece of equipment recently purchased by the Ranch Club. This was approved at the August meeting subject to fair consideration to the SBR Owners and Denise McMullen agreed to contact Maureen Heffring in respect of the required Right of Use Agreement which will form the core of the consideration for the sale and to draft and circulate a Bill of Sale.

8. New Business

Yvonne Gaudet presented a revised Saloon rental agreement for the board's review. The draft was favourably received and some suggestions were made. Yvonne undertook to discuss the matter further with a committee she had formed and table another version at the next meeting.

10. Adjournment

Meeting adjourned 5:45 p.m.