

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

Date and Time: April 29, 2021 at 6:00 pm. Due to isolation requirements the meeting was held by telephone.

Directors Present: Kelly Long, Robin Gill, Denise McMullen, Max Gibb and Melodie Creegan

Regrets: Randy Jordan

Present by Invitation: Grant Kelba, for portions of the meeting

The meeting was called to order at 6:06 pm with Kelly Long acting as Chairman.

1. Agenda

The agenda as prepared by Kelly Long was approved.

2. Minutes of Previous Board Meeting

The minutes of the last board meeting (being the March 25 meeting) were previously circulated to members by Denise McMullen and no changes were requested.

3. Agenda

The agenda as prepared by Kelly Long was approved.

4. Property Manager's Report

Bob Lunge was not in attendance to present his report. There was limited discussion since the report was straight forward. Discussion focused primarily on the current lack of clarity in the design approval process.

The board discussed the two quotes for insurance noted in Bob's report and it was **moved by Denise McMullen and seconded by Max Gibb that the more cost efficient quote from Gallagher be accepted and insurance place with them.**

5. Operations

Our operations consultant, Grant Kelba, presented his review of operations based on his previously circulated written reports.

The highlights of Grant's presentation were

(a) that the Neptune water distribution monitoring system has been installed, that he is currently being trained on it and that he likes it;

(b) that the waterlines to the barn and saloon are now repaired and mapped (the North Leg waterlines were mapped last December); and

(c) that he had identified four non-functioning water meters requiring replacement but that all other meters seem to be working fine at present.

Grant discussed the issue of hiring an outside firm for grass cutting so that Clay and Doug could focus their efforts on repairs and replacements that have to be completed during the often short weather opening. Grant presented one quote and was asked to obtain another since the first quote seemed quite high.

6. Special Resolution

The board considered the difficulty the owners of lot 38 are having getting signatures on their easement special resolution and it was decided that Renaissance would be asked to circulate it again.

7. Townhouse Painting and Repairs

Robin Gill agreed to review the summer townhouse work needed with Grant, Clay and Doug and come back to the board with recommendations. Painting was discussed again and whether it should be done block by block or whether it should be done this summer under a special assessment (due to the fact that the townhouse reserve cannot currently cover the costs).

8. Branding/Communications

Melodie Creegan again requested input and photographs from the board.

Kelly Long again reported that the SBR owner's manual project was coming along well. She circulated the most current versions of the saloon rental documents and asked for input from the board as to changes that could be discussed at the next meeting.

9. Building Approval

Discussion returned to the building approval process at the ranch and the need to establish something more concrete and responsive. It was noted that both owners and the board are not currently able to rely on a clear practice for ensuring that both MD and ranch by-laws and guidelines are met before and during any construction projects.

Specific discussion centered on proposed construction on Lot 21 (Jordan), Lot 25 (Thompson) and Lot 38 (Annesley). Also discussed was the retaining wall constructed on Lot 40 (Kanderka).

10. Pasture Management

Robin Gill raised the issue of the pasture management process and whether this was a condo board responsibility or a ranch club responsibility. Denise McMullen noted that this is a joint responsibility and that it appears that the 2020 pasture management plan (that was reviewed and approved by last year's board) was being implemented again. Melodie Creegan observed that pasture and herd management was not something that could be implemented rigidly (due to the nature of horses and their needs) and suggested that Robin have a discussion with Lori Collins to get her take on the situation.

10. Adjournment

The meeting was adjourned at 8:45 pm.