

MAGNOLIA SQUARE
CONDOMINIUM ASSOCIATION, INC.

MINUTES OF MEETING OF THE BOARD OF DIRECTORS

The meeting of the Board of Directors was held on Wednesday April 11, 2012 at the Association Clubhouse. Notice of the meeting was posted in various locations within the common property. A copy is attached.

The meeting was called to order by President Ray Biggart, at 6:00 p.m.

Present: Ray Biggart, Jim Cornell, Sarah Hengstebeck, Norm Moffitt, Barb Peacock, Managers Joyce Adams & Scott Dvorak.

Unit Owners present: Sign-in sheet attached.

1. Approval of Minutes of the March 7, 2012 Board Meeting

Motion made by Ray Biggart and seconded by Barb Peacock to approve the minutes of the March 7, 2012 Board meeting. Carried unanimously.

2. Approval of Sale Unit 1001

The approval of sale for unit 1001 was carried unanimously.

3. Approval of Patios

Patio requests for units 1103, 3404, 2202 and 301 met the specifications. The patio request for unit 3403 was on a work order and the required information was not supplied. Approval of patios for units 1103, 3404, 2202 and 301 opposed by Norm Moffitt. Carried.

4. Approval of Window for Unit 2802

The window in unit 2802 was installed properly. Carried unanimously.

5. Rules and Regulations

Jim Cornell updated the APPROVED EXTERIOR DOORS STYLES information sheet available at the office. A note was added clarifying the interpretation of painting the exterior of the doors. The only exterior colour for the doors is Magnolia Square Brown. There is no change to the rules regarding acceptable doors.

a) Landscape timbers

Barb Peacock suggested that when the timbers surrounding the condo buildings are rotted and required replacing, that we use poured concrete (the same as the original edging around the building gardens). Ray Biggart suggested that we check out concrete forms as well. It was agreed to refer the issue to Management to obtain information on poured concrete and concrete forms to be discussed at the next Board meeting.

The rules and regulations regarding patios state that patios may be constructed at the expense of the requesting owner. Barb Peacock stated that owners have been obtaining timbers from the shed area for use in patio gardens. A motion was made by Barb that timbers used in patios must be purchased through the Association and if owners want Mark to do the work, they must pay the Association for his work. Carried unanimously.

6. Discuss Concrete Repair Request

Jim Cornell discussed a request from unit 3201 to put a one inch cap of concrete on the walkway in front of his unit. Repair and maintenance of the walkways is an Association responsibility. Jim moved that no action be taken. Seconded by Barb Peacock. Carried unanimously.

7. Discuss Painting Buildings

Norm Moffitt stated that the condo buildings need to be painted at a cost of approximately \$65,000. We have \$126,000 in the reserves with another \$26,000 going in this year. A discussion ensued about other work that is required such as roofs, irrigation and roads. The item was subsequently withdrawn.

8. Report on Security Forum

Jim Cornell presented a report on the April 2, 2012 security forum. There was almost unanimous support to update the fencing and security around the clubhouse complex. A motion was made by Jim Cornell to make pool fencing and security system a priority. Seconded by Barb Peacock. Carried unanimously.

8. Adjournment

There being no further business, a motion was made by Jim Cornell and seconded by Norm Moffitt to adjourn the meeting. Carried unanimously at 6:40 p.m.

Respectfully Submitted,

Barb Peacock
Secretary

Minutes not approved