



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Draft Minutes of the Board of Directors Meeting for November 15, 2020

### Directors Present:

President:	Dave Clark (B04)
Vice President:	Teresa Nielsen (D37) via Zoom
Treasurer:	Robert Scantlebury (A-19)
Secretary	Joanne Boomer (C42)
Section A:	Ken Leahy (A20)
Section B:	Justine Scott (B27)
Section C:	Petty Wong (C39/40)
Section D:	Bill Mitchell (D38)
Section E:	Lottie Legros (E21) via Zoom
Section F:	Doug Hogg (F23)
Section G	Cheri Doney (G23) via Zoom

No delegates were present.

1. President Dave Clark called the meeting to order at 10:04am.
2. **Approval of Agenda - Motion** to approve Agenda by Ken Leahy, seconded by Bill Mitchell. **Approved.**
3. **Approval of previous meeting minutes of October 18, 2020. Motion** to approve minutes by Doug Hogg, seconded by Justine Scott. **Approved.**
4. **Treasurer's Report** - Robert Scantlebury's reports were circulated to the board. (copies will be posted on the store bulletin board). Moved by Rob Scantlebury, seconded by Doug Hogg to accept the financial statements as presented. **Approved.**
  - There were 34 sites that needed or wanted trees removed. Tree removal costs were approximately \$20,000 of which \$2,400 will be recovered from owners that wanted trees removed that were not considered dangerous.
  - Petty Wong asked if we have considered term deposits for a better interest rate on the money we have in the bank. Rob has investigated this in the past, didn't feel the rates were much better than what we were receiving but has said he will continue to monitor rates and possibilities.
5. **Park Manager's Report** – Brian Lamb's report was circulated to the board. Report attached.
  - All meters have been read.
  - There is firewood for sale for site owners on a first request basis until it is gone. The price is \$100 for just over a half a cord, split and delivered to site. Brian will try his best to make it a mix of Alder, Fir and Cedar. Contact the Park Manager, Brian Lamb at [slsmanager2@gmail.com](mailto:slsmanager2@gmail.com). The money will go into the park revenue.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

- All campgrounds have been asked to keep contact information for anyone coming into the park. Our Park Manager already has this information via the gate cards.
6. **Business arising from Minutes/Old Business**
    - Board email address concerns were addressed and no changes are being made at this time.
  7. **Correspondence**
    - All emails sent to Joanne Boomer, Secretary to the Board have been answered.
  8. **Standing Committee Reports**
    - Bylaws Committee
      - Board members were emailed the registered copies of the up-to-date Constitution and Bylaws.
  9. **Working Committee Reports**
    - Types of Boards
      - Teresa Nielson and Cheri Doney have confirmed we are a Working Board.
  10. **Delegate Question/Presentation**
    - No delegates were present.
  11. **New Business**
    - At the request of the Park Manager, Brian Lamb, the Board reviewed **Section 4, 4.2 Campsite Occupancy.**
    - 4.2 No License Holder may utilize his/her designated lot for recreational purposes outside the designated period commencing April 15<sup>th</sup> to October 15<sup>th</sup> in any year. With the exception of attending for short periods not exceeding three (3) consecutive days during the non camping season for purposes of inspection, repairs or modifications to camping units and site improvements or for other similar non-camping activities.
    - The Park Manager expressed concerns that campers were not abiding by our current regulation and he would like to receive some clarification to be relayed to campers. After a general discussion, the Board decided that it was best to maintain the status quo and achieve acceptance of Section 4.2 through education, given the number of new shareholders to Spider Lake Springs. The designated period for recreational purposes is mandated by our Regional District land use and Zoning regulations. Thus "recreational purposes" are restricted from April 15<sup>th</sup> to October 15<sup>th</sup> in any year. In the off-season, access to Spider Lake Springs is restricted to attending for short periods for the purposes of inspection, repairs, modifications to camping units and site improvements, or other similar non-camping activities, with the operative words being NON-CAMPING ACTIVITIES.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

The Shareholders and Leaseholders have to be cognizant of these restrictions in order to preserve the integrity of our Zoning and other regulatory responsibilities, such as Health Regulations which state how much water we can draw down daily by our Water Permit that is required to be reported to the Health Department. Also, with no water to your unit, you are generally unable to use your sanitary facilities satisfactorily. Property insurance, which you are all encouraged to carry, would likely be nullified if you were "living" here in non-camping season because you would be in contravention of Park Regulations. If you wanted heat, whether propane or electric, and it started a fire that required attendance by the local volunteer fire department, their report of the incident would likely include some type of disclaimer which could nullify your insurance. But there is light at the end of the tunnel! The Park Regulations clearly state that "...short periods not exceeding three (3) consecutive days during the non-camping season..." are permitted BUT with certain restrictions recited above! While this relaxation stands alone, without limits for repetition, it has been Park policy over time to limit the repetition period to 14 to 30 days; that is once in a 14 or 30 day period. The Park Manager and the Board do not want to enforce some type of term, but leave it to the Shareholder and the Park Manager to self-regulate their activities during the Non-Camping Season. By allowing the continuation of "maintaining the status quo", we are all trusting that civility will prevail and adherence will be voluntary, and there will be no need to change regulations. We must remember that at all times that the Park Manager has the authority to regulate activities within the Park, including the ability to rescind the gate pass for those who continue to disregard the rules!

Meeting adjourned at 11:25am.

In Camera meeting adjourned at 12:41pm.

Meeting reconvened at 12:42pm.

- After discussion in camera lead by our Treasurer, it was moved by Robert Scantlebury, seconded by Joanne Boomer that the proposed Budget for 2021 (which is posted on the bulletin board) be accepted as presented and that the Campers Association Annual Dues be set for 2021 at \$1,250 for the year. **Approved.**

Meeting adjourned at 12:45am.

Next meeting will be January 17, 2021.



## **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

### **November 2020 Park Manager's Report**

- Waterlines throughout the park have been blown out – several old 2” valves have been identified as needing replacement and will be done while the water is off this winter.
- Street signs and name signs are being taken down for refinishing.
- Staff continue to remove leaning and/or unsightly trees along roadways and parking areas.
- Ken has been working on refinishing the fire hose cabinets.
- ATF Tree Service spent 2 weeks removing danger trees throughout the park. Staff did a really good job keeping up with them. All sites were cleaned up daily as well as performing other tasks.
- There were two incidents of inappropriate use of the upper laundromat after our work hours. I have now been locking it at 4:00 pm and unlocking it at 8:00 am. The washrooms remain open 24/7.
- I have firewood for sale for site owners on a first request basis until it is gone. The price is \$100 for just over a half a cord, split and delivered to site. Will try our best to make it a mix of Alder, Fir and Cedar.
- Upon an inquiry to Roto Rooter, I have been advised that they will provide an update to us early this week.