



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Minutes of the Board of Directors Meeting for April 18, 2021 VIA ZOOM

### **Executive Present:**

Dave Clark – President  
Teresa Nielsen - Vice President  
Joanne Boomer – Secretary

### **Executive Absent:**

Rob Scantlebury – Treasurer

### **Directors Present:**

Ken Leahy – A	Justine Scott – B	Petty Wong - C
Bill Mitchell – D	Lottie Legros - E	Doug Hogg - F
Cheri Doney - G		

### **Guests:**

Brian Lamb - Park Manager  
No delegates present

1. President Dave Clark called the meeting to order at 10:01am.
2. **Approval of Agenda - Motion** to approve Agenda by Dave Clark, seconded by Ken Leahy. **Approved.**
3. **Approval of previous meeting minutes of March 21, 2021. Motion** to approve minutes by Joanne Boomer, seconded by Justine Scott. **Approved.**
4. **Business arising from Minutes/Old Business**
  - 2021 AGM Meeting – Due to the COVID-19 situation the 2021 AGM scheduled for May 23<sup>rd</sup> will be conducted via email. The 2021 AGM package will be sent via email giving owners at least 30 days to respond.
    - Joanne Boomer will send draft documents to board members for approval. Once approved Joanne will send to all owners via email.
  - Manuals for Board positions of Treasurer and Secretary as well as Park Manager were discussed.
    - Dave to discuss with Rob if there is a Treasurer’s manual.
    - Joanne Boomer confirmed there is a manual for the Secretary position with a memory stick with all information in the office inside the store.
    - Brian Lamb, Park Manager is working on completing the manual for the Park Manager position.
5. **Treasurer’s Report** - Robert Scantlebury’s reports were circulated to the board. (copies can be found on the store bulletin board). Moved by Ken Leahy, seconded by Doug Hogg to accept the financial statements as presented. **Approved.**



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- It was confirmed that Rob has received the 2020 Financial Report. The report will be included in the 2021 AGM package.
  - Dave Clark confirmed we will receive two student grants this year. More information to follow.
6. **Park Manager's Report** – Brian Lamb's report was circulated to the board. Report attached.
- Brian has requested a change to the fence height rule. This will require a change to the SLSR Rules and Regulations (see item #11 for more details).
  - The road resurfacing will cost approximately \$5,500. (see Manager's Report, item #8).
  - Tennis court cleanup going well.
  - Garbage Bins. GFL only picks up once a week. The cost to the park is \$485 for 5 garbage bins and \$90 a week for recycle bins. There is an on-going problem with campers dumping non garbage items in the bins, which results in fines to the park. Brian will be posting signage regarding allowed items only. Please see the website for a reminder of what items need to be taken to a transfer station such as the one in Parksville.
  - Lower washrooms will be opened next week but no showers.
  - The pond life rings are being upgraded.
7. **Correspondence**
- All emails sent to Joanne Boomer, Secretary to the Board have been answered.
8. **Standing Committee Reports**
- Social Committee. Justine received over 200 responses to the camper's survey. Justine will send an events calendar to the Board for approval. Once approved the document will be posted on the website, Facebook page and around the park.
9. **Working Committee Reports**
- No reports given.
10. **Delegate Question/Presentation**
- Lorraine McEachern, F17 is asking if the season could be moved from April 15 - October 15 to be April 1 - October 1.
    - Dave Clark researched this request and found out through the Regional District of Nanaimo (RDN) that the Park is located in Electoral Area H and is zoned Recreation 3 (RC3). In speaking with the Planning Department, he was advised that the Park is subject to a Covenant registered in April, 1995, against the Land Title, and in favour of the RDN. The Covenant is quite specific and states that "Spring Lake Springs" "agrees to limit the number of campsites available for recreational uses to 310 and the length of occupancy of any campsite shall be restricted to April 15 through October 15 of each year, provided that one permanent residential occupancy shall be permitted for caretaker purposes."



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- As a result of this restrictive Covenant, the opening dates for the Park are April 15 to October 15. The "closed" dates are October 16 to April 14. These dates are presently cast in stone, and have been in the practice for many years. There is no appetite around the current Board table to seek permission to alter those dates. Such permission would be a long and costly process, and not within the means of the budget unless the costs were funded by a special levy to all owners, an exercise that is not likely to garner much support amongst the campers. As such, the open and closed dates will stay as they are.
- Bill & Fiona Lunt, A27 services (water/sewer) are located on the site beside them, they are requesting that the services be moved to their site. Brian Lamb and staff will move the services.

### 11. **New Business**

- The Lease Agreement that owners must provide to the Park Manager will be reviewed by the Board and updated.
  - License Holder's are prohibited from Leasing their campsites to the general public on short term Leases for periods of less than two months.
- Update to the Rules and Regulations document. Brian Lamb, Park Manager has requested an update to the fence height rule. This opened up a discussion regarding updates to the SLSR Rules and Regulations document.
  - Board members and the Park Manager will read the Rules and Regulations document and suggest any needed updates or changes.
  - All suggestions will be sent to Joanne Boomer who will compile them and return to a future meeting for discussion.
- Posts for website - Vandalism/Disposal of unwanted items/Parking/Important 2021 dates.
  - Joanne will repost information on these items to the website.

Meeting adjourned at 11:34am.

The May meeting is usually the 2021 AGM but due to COVID restrictions the AGM will be held via email.

Next meeting will be May 16, 2021. Provincial rules in effect regarding traveling and gatherings indicate that the next meeting will be held for Directors via Zoom.



## **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

### **April 2021 Park Manager's Report**

1. A big thank you to the volunteers who have been working on the gardens throughout the park. They have been a huge help.
2. The crew will be working on signage installation as they arrive.
3. Now that the warmer weather has arrived, we will be painting the street sign posts.
4. The excavator parts arrived and it is now back in operation.
5. Spring danger tree removal has been completed. All sites involved have been cleaned up.
6. Speed bumps are being addressed throughout the park.
7. Water turn-on went well. We only have 3 valves feeding individual sites that need replacing.
8. Road resurfacing on Jeffery and Carter roads will begin in mid-April.