



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Minutes of the Board of Directors Meeting for July 18, 2021

Executive Present:

Teresa Nielsen - Vice President
Rob Scantlebury – Treasurer
Joanne Boomer – Secretary

Executive Absent:

Dave Clark – President

Directors Present:

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

Guests:

Brian Lamb - Park Manager
3 Delegates

1. Vice President Teresa Nielsen called the meeting to order at 10:03am.
2. **Approval of Agenda - Motion** to approve Agenda by Lotti Legros, seconded by Doug Hogg. **Approved.**
3. **Approval of previous meeting minutes of June 20, 2021. Motion** to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
 - Brian has posted new overflow and drop-off/pickup only signs.
 - The owner of the arcade games has been identified and spoken to about the park continuing to use the games. Jeff Bernard. His phone number is 250-618-7257.
 - Donna-Marie Lamb, C38, has developed a plan to cleanup the SLSR store so that it will be ready next season. Donna-Marie is looking for volunteers to help with this project. We asked for volunteers in the July newsletter but have not had any response. Joanne will post request for volunteers on the website and on Facebook pages.
 - Clarification of Rules and Regulations Section 4 Campsite Occupancy, 4.3 and 4.7 were discussed.
 - President Dave Clark suggested a committee be formed to look at all ramifications to these rules asking that a report be delivered by September. Teresa Nielsen has formed a committee of owners and will report findings to the Board at the September Board Meeting.



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- Duane Round asked if our playgrounds need to be inspected and what type of insurance does the Park carry.
 - Treasurer Rob Scantlebury has read the park's forty-one page insurance document and confirmed that the park is adequately insured. Rob will let the insurance carrier know if we remove or add any items.
 - Rob Scantlebury and Donna-Marie Lamb, C38, looked into the Return It Program for recycling bottles and have decided to continue recycling with volunteers as the program in this area does not work for us. A suggestion is for Section Directors to ask their section to volunteer. Each section would only need to help for one week every seven weeks when the park is open. Rob will send information on the recycling process to Section Directors and they can communicate with owners in their Sections.
 - Ken still dealing with Telus regarding WIFI in the park. Something good that has come from his discussions with Telus is they are giving us a discount on the park phones!
 - The slide has had all repairs done and been painted, just waiting for the inspection to be completed. Hoping to open the slide by the end of July.
 - Washroom hours are 8:30am to 9:00pm. Staff tried leaving them open 24/7 but there have been issues such as people hanging around them late into the night, damage to toilets and graffiti. Showers remain closed for now due to health officials' suggestions.
 - Duane Round asked to consult with Brian Lamb regarding ongoing plans for the dog pond. Brian is happy to speak to Duane but noted no changes will be happening to the dog pond at this time.
5. **Treasurer's Report** - Robert Scantlebury's reports were circulated to the board. (copies can be found on the store bulletin board). Moved by Robert Scantlebury, seconded by Doug Hogg, to accept the financial statements as presented. **Approved.**
6. **Park Manager's Report** - Brian Lamb's report was circulated to the board. Report attached.
- July Long Weekend saw 280 of the 310 sites occupied.
7. **Correspondence**
- All emails sent to Joanne Boomer, Secretary to the Board have been answered.
8. **Standing Committee Reports**
- Justine confirms that no licence is required for bingo.
 - The Social Committee has some great events happening on the BC Day Long Weekend. Movie Night, Capture the Flag, Group Float, Dance Class, Bingo Night and Baseball Tournament.
9. **Working Committee Reports**
- Bylaws have been updated and sent to Dave Clark for review.
 - Teresa Nielsen has formed a committee of owners regarding clarification of Rules and Regulations Section 4 Campsite Occupancy, 4.3 and 4.7 and will report findings to the Board at the September Board Meeting.



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10. Delegate Question/Presentation

- Cheryl from D20 had some questions regarding recycling in the park. See bullet six under item #4 Business arising from Minutes/Old Business.

11. New Business

- The Board of Directors and Park Manager would like to invite owners to a Meet and Greet on Sunday August 15, 10:00am to 11:00am at the Long House. After the Meet and Greet the Board will hold their monthly meeting.
- Justine Scott to look at the cost of playground kits. This playground will replace the one that was removed from in front of the store due to its poor condition.
- Duane Round asked about repairs to retaining walls on sites.
 - If a retaining wall is on common ground the park will have staff do the work and pay for the material. If a retaining wall is not on common ground, then the site owners must have it repaired and incur the costs.
- Ken to look into the cost of paddleboats that could be used in the ponds, with the exception of Angel Pond as hard bottom boats including canoes and paddleboats are not allowed on Angel Pond. If using a large floatie on Angel Pond they are to be used at the far end of the pond and it must be taken back to your site after being used as there is no room to store them on the beach.
- Brian and staff will build a dock to be placed in Larry's Pond.
- Duane Round asked about dust suppression for our roads. Brian already ordered some material to help keep the dust down. Brian and staff have already put down fresh rock on a number of the roads and will continue to add more during the off season. Duane to look into an agent that other park staff use and will report back to the Board with his findings.
- Our new Security staff member Dave was offered another job that he just couldn't refuse. Our new security staff member is Justin Chambers.
- Bill Mitchell asked a question sent to him from a site owner. The question is regarding the form in the Share Transfer Package that requires selling owners to disclose in detail the breakdown of what they received for their lot which could be shared with BC Assessment.
 - Why would this information be shared with BC Assessment?
 - The Park collects the site sale values to have on hand, the actual market values for discussion with BC Assessment when we are reassessed. Note that site # and owner names are **Not** provided to anyone. The last review we used this information to show the actual values were 37% of the suggested BC Assessment value, a huge savings on our property taxes.
- Duane Round asked to discuss the wood and garden waste area. Duane felt the area had grown larger and said that the chipping process can be at times extremely noisy to campsites close to the area.



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- Brian Lamb explained that the area has not grown in size but as the area has been cleaned up and drainage added it may appear larger. The wood waste area has been cleaned up and been made easier and safer for people to use. Staff created a small area behind the large berm on the far side of the lot (away from sites) so they could get rid of stumps, concrete, etc. that people disposed of in the lumber or branch piles. This keeps it out of view. Staff will try to chip between 10am and 12 noon, though they may need to go over sometimes to get the job done and they will do this mid-week, never on weekends a couple of times a month in the summer.
- Duane Round asked about testing of our drinking water and ponds.
 - Brian Lamb says drinking water test results are performed by Don Buckner and are done 2 times per month. The results are posted on the Island Health website. We are in perfect standing. The pond water is tested and monitored by Roto Rooter. Brian has last years report that he will copy and make available at the next meeting.

Meeting adjourned at 11:55am.

Next meeting will be the August 15, 2021, 11:00am in the park at the Long House.

July 2021 Park Manager's Report

1. The AED batteries arrived and have been installed. We are good for 4 years.
2. Continue to add speed bumps throughout the park in spots requested by site owners.
3. Old play center at the store has been removed. Plans underway to build a new one.
4. Pumps at the waterslide are back on-line. Pressure washing continues. Hope to be ready for inspections soon.
5. Weeding of the ponds continues. New sand has been delivered and will be distributed.
6. 400 trout have been delivered. Split between Main and Ryan's Ponds.
7. Benches and tables have been placed in different areas in the park.
8. Signage was placed at Angel Pond to address the parking problem. Seems to be working.
9. Several sewer lines have been dug up because of tree roots and repaired.
10. The last septic tank in the park has been decommissioned and the affected sites have been connected to the main line.
11. June 27th, we had our first graffiti in the washrooms.
12. Our Security person was offered a position with another company and he accepted. The staff wish him all the best, he will be missed.