



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Minutes of the Board of Directors Meeting for September 19, 2021

Executive Present:

Dave Clark – President
Teresa Nielsen - Vice President
Rob Scantlebury – Treasurer

Directors Present:

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

Present via ZOOM

Joanne Boomer – Secretary
Justine Scott – B

Guests:

Brian Lamb - Park Manager
Delegates – 3 delegates

1. President Dave Clark called the meeting to order at 10:05am.
2. **Approval of Agenda - Motion** to approve Agenda by Bill Mitchell, seconded by Doug Hogg. **Approved.**
3. **Approval of previous meeting minutes of August 15 2021. Motion** to approve minutes by Ken Leahy, seconded by Teresa Nielsen. **Approved.**
4. **Business arising from Minutes/Old Business**
 - Electric Car Charging Stations in the park. No update yet. Kevin Baker to bring information to a future Board meeting.
 - Updating Hydro in the Park. This is a work in progress. One quote has been received and two more should be provided soon. Scott Dempsey, G29 will have a report to the Board by the end of September.
 - Wifi in the Park. Ken Leahy received a quote and is awaiting another one. When he has more information Ken will report back to a future Board meeting.
 - August Board Meeting Action Items.
 - Letter sent to site regarding noise complaints to be added to owner file.
 - 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 was updated and sent to the Lawyer's office. Joanne Boomer to update the web site document.



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- John Adams, C48/D33 asked about getting an excavator to work on Larry's Pond. Brian Lamb will look at the pond and report back on what work is needed.
 - Brian has consulted with Steve Marshall to evaluate what is required to maintain all the ponds. Eroding banks and sand levels is caused by the constant changes to the ponds water levels. The cost of maintaining the ponds has exceeded \$60,000 over the last ten years.
- Ken Leahy still reviewing the purchase of paddleboats.
- 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 Duane Round, to accept the financial statements as presented. **Approved.**
 - Having the laundry and waterslide open this season generated a little revenue.
 - Student Loan claim sent in, should receive approximately \$9,330. Payment received September 21st.
- 6. **Park Manager's Report** - Brian Lamb's report was circulated to the board. Report attached.
 - A safety upgrade was done to the common ground behind C46. The bank was repaired as it was falling into the creek and a fence was added for safety.
 - Cleaning and maintaining flower beds on common ground by volunteers has been appreciated.
- 7. **Correspondence**
 - All emails sent to Joanne Boomer, Secretary to the Board have been answered.
- 8. **Standing Committee Reports**
 - Social Committee.
 - Justine Scott reported back that the new playground equipment for in front of the store has been delivered. Park staff will work on assembling it.
 - Cost for this year's activities was \$3,400.
 - The Board congratulated Justine and the Committee on all the great events.
- 9. **Working Committee Reports**
 - Section 4. Campsite Occupancy, Rule 4.3 & 4.7 Committee report will be under New Business.
- 10. **Delegate Question/Presentation**
 - Carole Sundborg, A32 requests that the garbage dumpsters near the field be moved due to the on-going foul smell. Brian has been in touch with GFL to request additional pickup during the summer (GFL only does one pickup a week in our area) and is looking into sealed containers as well as safe chemicals to remove the smell. Brian will report back at the October Board meeting on any progress.
 - Peggy Chambers, F15 asking if the common ground area at her site could be cleaned-up. Brian Lamb to take a look and come back with suggestions one of which could be asking the volunteers cleaning other common grounds areas add this one to the list.



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11. New Business

- Owner Information form.
 - With Eighty-five new owners in two years, it is important to know who owns a site, who are their immediate family members (including children) who will be frequently or regularly occupying sites as well as contact information in case of emergency or serious issues with a site.
 - SLSR rules state that a current form should be sent to the Secretary, mailed or returned to the mail slot at the store by April 30th of each year. Some owners have questioned why they need to update with a new form each year. It is to confirm all owner information is current and is used to update owners on information occurring throughout the year.
 - Joanne Boomer, Secretary to the Board is requesting the assistance of Section Directors in obtaining current owner forms.
- Duane Round G40 requested that staff not continue to fill in the ravine beside the wood waste. Brian Lamb, Park Manager again said that staff have not been filling in the ravine. Brian agreed to a site visit after the Board meeting with Duane and board members to explain his plan for the area including his plan to plant a cedar hedge along the edge of the ravine so it will stop any filling in and provide a sight and noise barrier between the waste area and site G40.
- Recreational Vehicle/Sleeper Unit.
 - SLSR rules give length and widths allowed for both the main recreational vehicle and sleeper units. Owners feel this information is not clear. President Dave Clark and Park Manager Brian Lamb will clarify this information and present it at the October Board meeting.
- Proposed changes to Section 4. Campsite Occupancy, Rule 4.3 & 4.7.
 - Teresa Nielsen spoke on behalf of the Committee and the Board on the proposed new wording. **Motion** by Teresa Nielsen, seconded by Duane Round, the vote was split with the President casting the deciding vote to maintain the status quo. (Rule 4.3 & 4.7 along with the proposed revision are attached) The motion fails, the changes were not approved. This issue was referred back to the Board for further discussion on next steps.
- People sleeping in cars or RVs in the overflow parking area.
 - This is not allowed. This information will be added to the rules and regulations document.

Meeting adjourned at 12:53pm.

Next meeting will be the October 17, 2021, 10:00am in the park at the store.



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September 2021 Park Manager's Report

- 1) All exposed standpipes throughout the septic fields have been shortened to ground level and capped with screw on caps. The fields now not only look cleaner, but can now be mowed completely with the mower. No more weed eating.
- 2) Installation of new signage has begun throughout the park and will be ongoing for the next couple of months.
- 3) Drainage issue along Whitby Way was addressed. The road was dug up, six inch pipe was installed and the road was re-gravelled.
- 4) The blue-chip walkway along Main Pond was extended and widened.
- 5) A metal grate has been installed at the entrance to the Basketball court. This should eliminate the stones from appearing inside the fenced compound.
- 6) The septic fields were completely flushed. This will now be an ongoing operation each year that staff are able to perform.

The B.O.D. and staff at SLSR would like to thank Lucas Adams for his contribution this summer. Lucas did an outstanding job. It was indeed a pleasure working with him.



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Proposed changes to Section 4. Campsite Occupancy, Rule 4.3 & 4.7.

- Teresa Nielsen spoke on behalf of the Committee and the Board on the proposed new wording. On motion by Teresa Nielsen, seconded by Duane Round, the vote was split with the President casting the deciding vote to maintain the status quo. **Motion** To approve the proposed changes submitted by the Committee. The changes were not approved. This issue was referred back to the Board for further discussion on next steps.

Section 4. Campsite Occupancy

Proposed rule changes from the committee, old rules in black new rules in red

4.3 No License Holder shall have more than one Camping Unit and one Sleeping Unit at any time on each campsite for which he holds a valid License to Occupy. Manufactured homes, mobile homes (except for RV Park model trailer units), relocatable homes (tiny homes), relocatable buildings, cargo trailers, modules and the like are specifically prohibited from the campground.

4.3 No License Holder shall have more than one Camping Unit, one Sleeping Unit, and one Guest RV Unit *if all guidelines are met under section 4.7* at any time on each campsite for which he holds a valid License to Occupy. Manufactured homes, mobile homes (except for RV Park model trailer units), relocatable homes (tiny homes), relocatable buildings, cargo trailers, modules and the like are specifically prohibited from the campground.

4.7 Any visiting Recreational Vehicle that is owned by a License Holder's Guest and intends to remain in the Resort for a period not to exceed 5 days consecutive and a cumulative period of 21 days in any calendar year may be positioned within the License holder's site and must meet the requirements of a sleeping unit with the exception of length.

4.7 A license shareholder is permitted to have guests bring their own Recreational Vehicle to SLS Resort for a period not to exceed 7 days consecutive and a cumulative period of 21 days in any calendar year. It must be positioned within the License holder's site and must meet the requirements of a sleeping unit except for length. The license shareholder must complete and submit the Guest RV Registration Form to the Park Manager prior to the Guest Recreational Vehicle entering SLS Resort. The Guest RV must completely fit within the License Holder's site including bumper and hitch. The Guest RV is not to be hooked up to water or sewage. Electrical power may be provided to the Guest RV with an appropriate extension cord. Any site that has a Guest RV unit that causes an electrical outage, that require staff to reset more than twice may be asked to unhook the power to the Guest RV. Guest RV must come with their own water supply for their personal use during their stay at Spider Springs Resort. Guest RV septic tanks must not be emptied at SLS Resort. All visitors that are driving motorhomes or trucks with campers must be registered as a guest or parked in the overflow parking.