



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Minutes of the Board of Directors Meeting for January 16, 2022

### **Executive Present:**

Dave Clark - President (via Zoom)  
Teresa Nielsen - Vice President  
Rob Scantlebury - Treasurer  
Joanne Boomer - Secretary (via Zoom)

### **Directors Present:**

Ken Leahy - A                      Justine Scott - B (via Zoom)                      Petty Wong - C  
Lottie Legros - E                      Duane Round - G

### **Directors Absent:**

Bill Mitchell - D  
Doug Hogg - F

### **Guests:**

Brian Lamb - Park Manager  
Donna-Marie Lamb, C38

1. President Dave Clark called the meeting to order at 10:00am.
2. **Approval of Agenda - Motion** to approve Agenda by Duane Round, seconded by Ken Leahy. **Approved.**
3. **Approval of previous meeting minutes of November 21, 2021. Motion** to approve minutes by Duane Round, seconded by Petty Wong. **Approved.**
4. **Business arising from Minutes/Old Business**  
Business arising from previous Minutes are below.
  - Hydro in the Park. Board members/Park Manager awaiting more quotes.
  - WiFi in the Park. Ken Leahy reported this will be delayed until after receipt of the Hydro quotes.On-going items from Board Meetings Action Items are below.
  - Putting Green. The Board will look at this further at the February 2022 Board meeting.
5. **Treasurer's Report** - Reports had been circulated to the board. (copies can be found on the store bulletin board). **Motion** by Robert Scantlebury, seconded by Petty Wong, to accept the financial statements as presented. **Approved.**
  - Maintenance/Hydro bills have been mailed to owners.
  - 2022 Budget had some minor changes. **Motion** to give final approval to the 2022 Budget, by Robert Scantlebury, seconded by Petty Wong. **Approved.**
6. **Park Manager's Report** - Brian Lamb's report was circulated to the board. Report attached.
7. **Correspondence**
  - All emails sent to Joanne Boomer, Secretary to the Board have been answered.



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8. **Standing Committee Reports**
  - Social Committee. Justine to send Joanne Boomer information on 50/50 and bingo rules to be keep for future reference.
9. **Working Committee Reports**
  - No reports.
10. **Delegate Question/Presentation**
  - Three delegates attended.
  - Bill and Heather Hall, A47 requested signage for the new play equipment in front of the store that gives age appropriate and play times. Park Manager Brian Lamb will provide signs.
11. **New Business**
  - Measurement of a Recreational Vehicle. Owners asked for clarification on the measurements of RVs. Park Manager, Brian Lamb prepared a document for the Board which is attached. **Motion** by Lottie Legros, seconded by Petty Wong, to approve the clarification to measurements of an RV which will be added to the SLSR Rules and Regulations document, effective January 16, 2022. The document will be posted to the website. **Approved.**
  - Property Assessment for 2022 has been increased to \$13,891,000. The Land Assessment has increased to \$13,547,000, or \$43,700 per lot. As the market value of lots in the Park is believed to be considerably more than \$43,700, there would be no basis for appealing the assessments.
  - SLSR Lawyer. This discussion was taken in camera.
  - Teresa Nielsen has submitted the grant application for summer students. The request is for one student for nine weeks and two students for fifteen weeks.
  - SLSR Store Proposal. Donna-Marie Lamb presented a proposal for reopening the store which has not been used in two years due to COVID restrictions. The proposal was tabled until the February 20<sup>th</sup> Board meeting. Board members are asked to send any questions/suggestions to the Secretary, Joanne Boomer, by Sunday, January 23<sup>rd</sup>. She will correlate and compile a list of questions/suggestions into one document to be sent to both the Board members and Donna-Marie Lamb well before the February meeting. This will enable Donna-Marie in gathering the answers to the questions and be able to respond in a timely manner.

Motion to adjourn at 12:05pm, moved by Lottie Legro.

In Camera Meeting was from 12:10pm to 12:37pm.

Next meeting will be February 20, 2022, 10:00 am in the store or via Zoom.



## **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

### **January 17, 2022 Park Manager's Report**

- 1) The septic field squirt tests were completed by our staff and the results were forwarded to Roto-Rooter.
- 2) Staff have removed several alders and pruned back overgrown willow trees.
- 3) The work yard cleanup and re-organization has been completed.
- 4) Four more cedar trees have been donated by the new owners at F-10. These were placed at the junction of Grumbach Road and Whitby Way.
- 5) We are waiting for the snow to disappear so that the rebuilding of the retaining wall along the beach at Angel Pond can begin.
- 6) The tree removal list for the Arborist has been established. Work to begin now hopefully in February. Weather conditions have prevented them from starting here in the park.
- 7) Nine fireboxes have been brought in this fall for Ken to refinish. He is teaching Jeff the process.
- 8) The cleanup of the G block common area has been completed. The site has been bark mulched and cedar trees have been planted throughout. There is still a small group of leaning alders just inside the entrance that will be addressed by the Arborist.
- 9) The washer that had been removed from the upper laundry has been repaired and put back into service.

Wishing everyone a Happy and Prosperous New Year



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

January 7, 2022

Prepared by Brain Lamb, Park Manager

### **Measurement of a Recreational Vehicle:**

From the get-go, it is very clear that the RV industry has no set guidelines for actual measuring protocols in relation to travel trailers. Some measure from bumper to hitch, yet others measure the actual cabin itself. This being said, they all have different coding systems that leave the purchaser themselves measuring the RV to see if it fits their individual requirements.

When booking a spot at a campsite, you must give the bumper to hitch measurement so they can place you in an appropriate site. The rules are the same for the Department of Transportation and the ferries. They do not require the width of the unit. This is not a concern for us here at Spider Lake Springs. The two measurements for this are with the slide (if equipped) in and with the slide out. Some designs of travel trailers incorporate a sloped front end of the cabin over the hitch, thus increasing interior space.

Tent trailers are typically measured much the same as travel trailers. For us, this poses the issue of the pop outs extending past the allowable 19-foot mark. It is also apparent now that travel trailers are also being built with pop outs that increase their length. Tent trailers are measured from the back of the unit to the furthest point of front overhang.

Going forward, the people with units already on site should be grandfathered in. All future units being brought into the Resort must adhere to the following measurements, which should be incorporated into the definition of a Recreational Vehicle cited in the Rules and Regulations.

1. All travel trailers shall be measured from the back of the cabin to the front of the cabin along the floor attached to the frame. If a unit has a pop-out which increases the length of said unit, then the measurement shall include the extension.
2. All tent trailers shall be measured from the furthest point of extension of pop-outs.
3. All campers shall be measured from the back of the unit to the furthest point of overhang in front.
4. All 5<sup>th</sup> wheels shall be measured from the back of the cabin to the furthest point of the front overhang.
5. All Park model RVs shall be measured from the back of the cabin to the front of the cabin along the frame.