



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Draft Minutes of the Board of Directors Meeting for November 20, 2022

Executive Present:

Dave Clark – President
Teresa Nielsen – Vice President
Rob Scantlebury – Treasurer
Joanne Boomer – Secretary

Directors Present:

Ken Leahy – A Justine Scott – B (via Zoom) Petty Wong – C
Bill Mitchell – D (via Zoom) Lottie Legros – E
Duane Round – G

Directors Absent:

Doug Hogg – F (with regrets)

Guests:

Brian Lamb - Park Manager
Four Delegates present

1. President Dave Clark called the meeting to order at 10:02am.
2. **Approval of Agenda – Motion** to approve the Agenda as circulated by Petty Wong, seconded by Ken Leahy. **Approved.**
3. **Approval of previous meeting minutes of October 16, 2022. Motion** to approve minutes by Duane Round, seconded by Teresa Nielsen. **Approved.**
4. **Business arising from Minutes/Old Business**
 - Complaint Form. One revision required then it will be posted to the website and available at the store.
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 Ken Leahy, to accept the financial statements as presented. **Approved.**
 - One cost of note was \$13,000 to pump out the sewer system.
6. **Park Manager’s Report** - Brian Lamb’s report was circulated to the board. Report attached.
 - Duane Round asked why it seems that every year staff do repairs to the fireboxes. Brian explained that this is a winter project and there are over 30 boxes, not all need repairs each year but some get vandalized.
 - A wood splitter was purchased at a cost of \$1,500. It is worth a lot more and is greatly appreciated. Many thanks to A39 for making this happen.
 - Brian received a letter from GFL reminding us of things that are not to go into the waste bins. After the October long weekend, the driver noticed drywall fall into the truck, which could not be removed as it was mixed into all the other garbage. GFL says if the landfill staff were to see the drywall, we would be charged 3 times the weight of the load which could cost SLSR \$2,690.



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- As per an action item from the October Board meeting, Brian spoke with the Bowser Fire Department about the suggestion of them laying pipes at the bottom of our ponds to be a backup to our fire hydrants. They advised that they no longer needed any assistance from us. They have increased and upgraded their system substantially. If required, they have 10,000 gallons of water at their disposal to fight a fire.
 - Brian is waiting to hear from Telus regarding WIFI in the park prior to purchasing cameras. He will now look into cameras that don't need WIFI as the problems with the garbage bins and vandalism have increased.
 - Brian waiting for quotes for roof painting/replacements for the store and club house.
- 7. Correspondence**
- All emails sent to Joanne Boomer, Secretary to the Board, have been answered.
- 8. Standing Committee Reports**
- No reports.
- 9. Working Committee Reports**
- Audit Committee has changed its name to Financial Review Committee. Members felt the name change was needed as they are not auditing the financials just reviewing them.
- 10. Delegate Question/Presentation**
- See bullet 11 New Business.
- 11. New Business**
- There was a lengthy discussion regarding building a fence around the dog pond. This was discussed in April as there had been numerous verbal and written complaints about aggressive dogs being let off their leash well before reaching the dog pond and issues at the dog pond. Brian researched the cost of fencing which would be approximately \$3,900. Rick and Katie Loiselle G34, Dave and Tammie Van Swieten, G36, and Tony and Adrienne Toly G37, all sent emails on this issue. The Van Swieten's attended the meeting via Zoom and the Toly's attended the meeting in person. It was decided that at this time a fence will not be built around the dog pond. Signage will be posted to confirm where the start of off leash is permitted.
 - Dog pond and dog run. We ask that owners respect other campers and follow the rules of quiet time which is the hours between 11:00pm and 9:00am the following day.
 - Adrienne Toly G37, asked what the rules are regarding parking on common ground areas, those not deemed overflow.
- Section 8. Road Safety**
- 8.17** No person shall park any motor vehicle, recreational vehicle, boat, motorcycle, or bicycle on Resort property at any time except in the following areas;
- a) fully within a designated campsite;
 - b) in a designated parking lot;
 - c) when parked for short periods in a designated short term parking area such as the store/office, washroom facilities, or garbage disposal area.
 - d) Designated Parking Lot (Section A & Section F overflow parking areas) Trailers and other equipment parked in the overflow parking areas must be removed after a maximum of seven (7) days.



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- The Board would like to remind owners and their guests that parking on the roadways is not allowed as per the above section, and is an impairment to emergency vehicles. There were twelve emergency calls into the park in 2022, twice an ambulance had to back up and go around to get to the injured person.
- Adrienne Toly G37 talked to Brian about staff using the weed-eater at the dog run early on a Sunday morning. Brian let Adrienne know that staff are aware of no power tool use before 9:00am and it will be adhered to.
- The Rules and Regulations update discussion was tabled to a meeting in the new year.

Meeting adjourn at 11:48am.

The Board met in-camera at noon and adjourned at 12:45pm.

The regular meeting resumed at 12:45pm.

Motion by Duane Round, seconded by Ken Leahy, to approve the 2023 preliminary Budget. **Approved.** There will be no change to the annual maintenance fee.

Meeting adjourned at 12:55pm.

The Board does not meet in the month of December.

Next meeting has been moved from January 15 to January 22, 2023 at 10:00am in the park at the store to allow time for the Treasurer to finalize the 2023 Budget.

November 2022 Park Managers Report (written November 13th)

- (1) The staff have been working on the fall tree pruning around the park.
- (2) We have cleaned up the park after each of the two huge windstorms so far this season. The trees down did not damage any RVs.
- (3) A list has been compiled addressing the concerns of site owners requesting tree removal/topping. The company has not been able to start in the resort yet because of the wind storms. They will be in as soon as they catch up.
- (4) The Septic system has been pumped out completely. Treatment plant, pumping station, trash tank and 5 transfer stations. Going forward for the next few years we are hopeful that we will not need to do the treatment plant for quite a while. The only thing going into the system should be toilet paper. Nothing else breaks down and just causes us grief.
- (5) The last bearing/pulley that required attention on our main gate has been addressed. It has been completely rebuilt mechanically. Fingers crossed; it should operate flawlessly forever.
- (6) Anyone wanting to purchase wood from the park again this year please let me know. It is the same amount as before for \$100, just over a half cord, but going forward it will be \$50 more if you want it split.



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- (7) I have reached out to Telus, in regards to an update for wifi being installed in the park. Hoping to hear back soon on a possible start date.
- (8) Fireboxes (9) needing repairs have been brought in. Ken will be rebuilding them over the winter season.