



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Minutes of the Board of Directors Meeting for August 20, 2023

Executive Present:

Lottie LeGros – President Teresa Nielsen – Vice President
Rob Scantlebury – Treasurer Joanne Boomer – Secretary

Directors Present:

Justine Scott – B Petty Wong – C Bill Mitchell – D
Laura Geberdt – E Doug Hogg – F Cheri Doney – G

Directors Absent:

Ken Leahy – A

Guests:

Brian Lamb – Park Manager

Fifty-Five delegates were present.

1. President Lottie LeGros called the meeting to order at 10:04am.
2. **Approval of Agenda – Motion** by Rob Scantlebury, seconded by Justine Scott, to approve the Agenda as circulated. **Approved.**
3. **Approval of previous meeting minutes of July 16, 2023. Motion** by Teresa Nielsen, seconded by Bill Mitchell, to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
 - At the July Board meeting approval was given to purchase a water trampoline for Evelin’s Pond. Due to the current water level in the pond the trampoline is no longer feasible. As the summer is nearly over Ken Leahy will look into other options such as floating mats.
 - The Park website has a new web administrator. The website is once again up and running.
5. **Treasurer’s Report** - Robert Scantlebury’s report was circulated to the Board. (copy can be found on the store bulletin board). **Motion** by Rob Scantelbury, seconded by Justine Scott, to accept the financial statements as presented. **Approved.**
 - Cashable GIC’s from operating funds are part of the yearly funds for use.
6. **Park Manager’s Report** - Brian Lamb’s report was circulated to the Board. (copy can be found on the store bulletin board).
 - Due to the rise in incidents and vandalism in the park the Board has requested Brian provide a monthly incident/vandalism report. The report will be posted to the bulletin board at the store. Pat A25 asked if costs could be provided on the report. Going forward Brian will add costs to the report.
 - Lorraine F17 wondered if during long weekends an owner could be paid or volunteer to sit at the gate so staff do not have to continually let people in. Brian could look at this but it would be very time consuming and most owners want to enjoy their long weekend, not spend it sitting at the gate.
 - A reminder that owners are responsible for making arrangements to meet their guests at the Resort gate and escort them to their campsite.



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- If one of the work golf carts has the red light flashing and is being driven a little faster than 5KM per hour it is because there is an issue/emergency they need to attend to.
 - Someone stole landscape ties and a live edge slab from the back of the work compound. No one other than staff are permitted to enter the work compound let alone take anything from this area.
 - Doug C27 asked if the field in E Section could be used for overflow parking. Brian will investigate.
 - Belinda C31 asked if the public washrooms should remain locked due to all the vandalism. Brian would rather not lock them, except for the evenings of a long weekend.
 - Christian F9 wanted to express his appreciation for all the hard work done by our Park Manager, staff and volunteers.
 - Kathy C19 asked if we should put cameras around the park due to all the vandalism. We do have a few cameras already around the park.
 - Edie C15 says she and others have had a number of plants stolen from their sites. This is not acceptable. If you really want a clipping from someone else's plants please ask.
 - Katherine G17, Belinda C31 and Maria C45 asked if gate key access to the washrooms could be implemented. Although this may seem like a simple solution, with a potential of more than 930 cards in use, how would we know which camper that day was responsible for any damages? There may be guests at sites that will use the cards and cards could be taken without the site owners' knowledge. Unless you had someone monitor after each visit to the washroom you would never have definitive proof of who caused any damage.
 - If you see an incident or vandalism, please let staff know.
 - If you would like to volunteer to help Brian with security, please let him know. He has ordered security shirts that volunteers can wear.
 - Dan G6 asked who has the keys to the emergency exit gates. Staff and Board members have keys.
7. **Correspondence**
- Belinda, C31, Maria C45 and Linda C41 emailed a number of their concerns to Joanne Boomer, Secretary. As these were concerns/suggestions/issues a number of owners also have they will be answered and shown in these minutes.
8. **Standing Committee Reports**
- Social Committee. Justine Scott is stepping down as Chair. Justine was thanked for all her hard work. If you are interested in volunteering for the Social Committee, please contact Justine at slsdirector.b@gmail.com.
9. **Working Committee Reports**
- The Store Committee gave an update on the store. There have not been enough volunteers, as such, some weekends the store did not open for the hours as posted. Carol A17 asked if we could hire youth to work in the store. Past years we have used student grants to staff the store but it can be difficult to find students. In addition, someone would need to oversee/schedule the staff.
 - WIFI Project Update was given by Committee Chair Cheri Doney.
 - Rick F10 has offered to be on a Bylaw Committee to help update our bylaws.



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10. Delegate Question/Presentation

- Heather A47 suggests there should be a cap on what the Board can spend before they have to go to owners for permission. Treasurer Rob Scantlebury explained that the Board never takes spending lightly. The Board requires the ability to disburse funds in a reasonable amount for feasible purchases/payments. In regards to larger amounts, the shareholders have to trust the board they voted in to make these decisions. Some expenditures that are large and directly affect the shareholders annual dues may involve shareholders voting, such as the possible special resolution meeting to vote on the WIFI proposal, however this is at the discretion of the board.
- Bill A47 heard that Brian Lamb our Park Manager might quit. Brian assured everyone he was not planning on quitting.
- Bill A47 wondered if having a security light installed at the store would deter people from congregating late at night. One problem with the security light would be the impact on sites close by.
- Denise E19 suggested an Emergency Preparedness Committee be created. Park Manger Brian Lamb will prepare a package for owners regarding emergency preparedness.
- Mike C28 suggests a list of volunteers be created that could help out in an emergency in the park.

11. New Business

- Rick F10 asked why owners are not fined for many of the infractions that are occurring. The Board will be working on and including more fines that will be added to the Rules and Regulations.
- Driving rules that apply outside the park also apply inside the park. Do not have your children/youth sitting on your lap or hanging out the sunroof or windows of your vehicle while you are driving.
- Heather A47 would like to see Committees created for the upkeep of the ponds. Heather will email Joanne with further information on what she is looking for.
- SLSCA Rules & Regulations. At the meeting the following Rules and Regulations were discussed and approved. Updated Rules and Regulations will be added to the website and emailed to owners.
 - Section 3. Fees and Assessments. Motion by Laura Geberdt, seconded by Petty Wong. **Approved.**
 - Section 4. Occupancy. Motion by Doug Hogg, seconded by Laura Geberdt. **Approved.**
 - Section 8. Resort Safety was approved during the July Board meeting.
 - Section 11. Complaints and Enforcements of Regulations, Motion by Doug Hogg, seconded by Laura Geberdt. **Approved.**

The highlighted areas in each Rules and Regulations Section have been updated.

Section 3. Fees And Assessments

3.05 The following additional fees may be levied where appropriate or authorized in these regulations, **and are subject to change:**

- a) Reactivate hydro \$25.00
- b) Reactivate gate card **\$25.00**



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- c) Re-issue gate card **\$25.00**
- d) Site service fee \$100.00
- e) Labour and Equipment \$100.00 per hour or portion thereof as determined at time of use
- f) Freedom of Information Requests \$50.00 per hour, \$0.25 per page for photocopying and any incurred travelling expenses.

Section 4. Occupancy

4.03 No License Holder shall have more than one Camping Unit, one Sleeping Unit **and one Guest Unit** at any time on each campsite for which he holds a valid License to Occupy. **This means that regardless of whether the campsite has a sleeping unit or not, no campsite is permitted more than one guest unit. All guest Units must be registered.** 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 Resort.

4.07 Any visiting Recreational Vehicle (RV) that is owned by a License Holder's Guest and intends to remain in the Resort **must be registered. Guest Units may stay** for a period not to exceed seven (7) days consecutive and a cumulative period of twenty-one (21) days in any calendar year. **The Guest Unit** must be positioned within the License Holder's site and must meet the requirements of a sleeping unit with the exception of length. **Non-compliance will be considered an infraction by the License Holder.**

Section 8 Resort Safety

8.06 The use of butane torches, propane torches, or any other type of torch to burn weeds or light campfires is strictly prohibited. Tiki type torches may be used only when campfires are permitted.

Section 11. Complaints and Enforcements of Regulations

11.01 **The Park Manager has the authority and responsibility to interpret and enforce the intent of the SLSCA Rules and Regulations. Campers must comply with the Park Manager's request when asked to do so.** The Park Manager or Board of Directors may issue verbal warnings followed by a written infraction notice from the Board of Directors for acute/serious rules and regulation infractions.

There being no further business for the good of Spider Lake Springs Campers Association, **Motion** by Lottie LeGros, to adjourn at 12:57pm.

Next meeting will be September 17, 2023 at 10:00am in the park.



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Manager's Report for August 2023

- Weeds in the ponds continue to be addressed.
- All ponds are extremely low right now because of the lack of rain and high temperatures. Angel pond is becoming murky because of the reduced flow. The creek flowing from Evelyn's Pond is almost dry.
- We still have 11 gate cards sitting in the office. Please pick them up when you are next on site.
- Our second lumber bin this season is now on site. It will be filled next week.
- The siren activation unit for the main gate has been built and will be installed within the next couple of weeks.
- In the last 2 weeks we have had to unplug the pumps in two of our transfer stations. In both E block and D block we had to replace one of the pumps in each.
- The lower parking lot (dog park area) has been reworked and extended 70 feet. The horseshoe pits will be moved further along.
- We are looking at possibly using the area adjacent to the tennis courts for more parking. This still needs to be discussed.
- The trailer hitch for the newer golf cart is finished and it will now be used with the dump trailer for hauling heavy loads. Thank you to Richard of D-44 for doing that for us. The green gas cart has stepped down from this roll. It has done that job for years and is getting tired.
- Signs are being ordered that clarify the parking at the longhouse. It is for waterslide and special event parking only. It is not for overflow parking.
- Forms have been created to address the parking issues throughout the park

Manager's Incident Report for August 2023

July 28	Back of Work Compound/Landscape ties missing/live edge slab missing.
August 4	Hill Beside Longhouse – Fire set using a shirt.
August 11	Upper men's toilet – plugged with paper towel.
August 12	Lower men's toilet plugged with mound of toilet paper – no poop.
August 12	Lower Women's washroom – entire washroom sprayed with pop and gatorade. Ceiling, showers, walks, sinks, mirrors. It took the Park Manager and hour and a half to cleanup.
August 13	Culvert at road by dam - large rock rolled into creek to plug culvert. Second time in 2 weeks.
July 24 to August 4	Longhouse - four more chairs were broken.