



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Minutes of the Board of Directors Meeting for November 19, 2023

Executive Present:

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

Executive Absent:

Lottie LeGros – President

Directors Absent:

Ken Leahy – A

Guests:

Brian Lamb – Park Manager

Four Delegates were present.

1. Vice President Teresa Nielsen called the meeting to order at 10:03am.
2. **Approval of Agenda – Motion** by Doug Hogg, seconded by Bill Mitchell, to approve the Agenda as circulated. **Approved.**
3. **Approval of previous meeting minutes of October 15, 2023. Motion** by Justine Scott, seconded by Petty Wong, to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
 - A number of years ago the Board, at that time, sent out notice that ATV's, unlicensed or off-road vehicles must be trailered in and out of the park, never driven inside the park. It appears that the Rules and Regulations were never updated with this information. This Board will be adding this information to the next update of the Rules and Regulations.
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 Doug Hogg, to accept the financial statements as presented. **Approved.**
6. **Park Manager's Report** - Brian Lamb's report was circulated to the Board. (copy can be found on the store bulletin board).
 - Brian presented a proposal regarding the garbage bins in the park. Brian is seeking ways to combat the soaring costs due to the volume of garbage and miss-use of the bins, which results in fines. (see proposal at the end of the minutes).
 - Brian presented a proposal to purchase an excavator for the park. **Motion** by Doug Hogg, seconded by Bill Mitchell, that prior to purchasing the excavator it is to be inspected by a heavy-duty mechanic, asking that he review the maintenance and log book. **Approved.** If the excavator passes the inspection, it can be purchased using money from the contingency funds. (see proposal at the end of the minutes).



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7. **Correspondence**

- All emails sent to Joanne Boomer, Secretary to the Board, have been answered

8. **Standing Committee Reports**

- No reports.
- The Bylaws Committee name will be updated to the Rules and Regulations and Bylaws Committee. As this Committee has not had members in a number of years an email will be sent to owners asking if they would like to be on the Committee. Membership will consist of one owner per section as well as one or two Board members. The Committee will be ongoing to help keep the Rules and Regulations and Bylaws current. The Committee will present suggestions that must be approved by the Board prior to being added to either document.

9. **Working Committee Reports**

- Fines Committee. The Committee has been asked to present their suggestions at the February Board of Directors meeting.

10. **Delegate Question/Presentation**

- Barb DeGagne, C30 asked to speak to the Board with regards to a cost recovery fee her site was given for removing a property pin, asking that the fee be waived. The information provided by Barb and the Park Manager will be discuss in-camera and the DeGagne's will be informed of the Board's decision.

11. **New Business**

- Pond Committee request. At the August Board meeting Heather, A47 asked for the creation of a Pond Committee. In October the Board received an email from Heather, Monica, A1 and Rick, F10 regarding the creation of the Committee and a Terms of Reference. (see TOR at the end of the minutes). The Board welcomes the creation of a Pond Committee asking that they work in consultation with the Park Manager. Any actions regarding the ponds must be reviewed and approved by the Park Manager.

There being no further business for the good of Spider Lake Springs Campers Association,
Motion by Teresa Nielsen, to adjourn at 11:12am.

There is no meeting in December. Next meeting will be January 21, 2024 at 10:00am in the park.



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Manager's Report for November 2023

1. Security site roof has been built, as well as the old roof over the addition has been redone.
2. Dave has fenced in the front of his 5th wheel and around the side, as well, the driveway has been cleaned up. Looks wonderful.
3. Ken has officially retired; we have hired a new replacement - Andrew Moran. His role is maintenance in the park and will share security duties with Dave. He will be living on site at the secondary security site. We now have 2 full-time live-in staff to support the resort. The site has been refreshed and prepped for his arrival.
4. Tree removal assessment has been completed, and removal will commence shortly.
5. All hydro readings have been completed and submitted to the Treasurer.
6. We have had 3 major storms so far this year that have included a lot of clean up. So far, no major damage to any of the sites.
7. Road side corners are being pruned for safety reasons.
8. We continue to pin lots throughout the resort.
9. The children's swings at the play center by the store were sabotaged. Push pins were stuck into the crevices where screws are attached. These have been removed, pictures taken and posted behind the plexiglass at the store. This happened around November 3rd.
10. A possible solution to the ongoing dumpster issues has been presented to the Board of Directors for consideration.

Excavator Proposal \$35,000

1. 2005 Takeuchi TB 175 with 6000 hours. Life of the drivetrain and undercarriage is estimated at 75 to 80% remaining.
2. Japanese built – superior hydraulic system. Has the ability to turn 360 degrees during operation because of their hydraulic excavator design that is built on top of the undercarriage. This machine has already been converted to vegetable oil, so it can be used in the creeks and ponds. If we hire one from elsewhere to work ponds, etc. it is a \$700 fee to us to have them convert over each time.
3. History of work done recently – Full service 25 hours ago
4. Possible work needing to be done – Has one leaking seal on the boom. Is an easy fix.
5. Parts or accessories included – Comes with a cleaning bucket, digging bucket (has teeth), rake and a brush. Has a thumb on the boom.
6. Engine is a Yanmar 4 cylinder diesel. Quiet and efficient to operate.
7. Comparison pricing - \$28,000 (needs work) US to \$35,000 US.
8. Manuals for servicing? – Yes
9. Other info – Parts outlet out of Vancouver. Can dig a hole 10 feet deep. Has the ability to build a concrete block wall 3 high. These machines have been around since 1971. We have had this machine on site for many months and have used it several times.
Trustworthy.



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Garbage Bin Proposal

- Proposal to replace garbage bins at lower washrooms and bottle recycle areas with Hide-a-bins. These are the same bins in place by provincial parks.
- Purpose, to remove opportunity for illegal dumping and in future reduce the increase cost of waste removal from the resort. Which increased 2023 with rental charges per bin and we now pay a surcharge for fuel per bin. This years current increase is up to \$5000 to date.
- Remove 3 current garbage bins to include the one located at the middle overflow parking lot. This area will be revamped to increase and organize overflow parking. This area cannot be monitored on a regular basis with security cameras for illegal dumping.
- Hide -a -bins will hold household size only garbage bags, anything larger will have to be brought to the compound area under staff supervision. This is where the remaining 2 GFL bins will be relocated as well as the recycle bin.
- The hide-a-bins are also bear proof and will eliminate damage to the garbage bins and potential attraction to the resort. But bears will be bears.
- Reduce complaints for smelly bins as the hide-a-bin will be emptied during daily rounds and bathroom cleaning. We do still have chemical on hand for smells, but it will last for several years with just two bins. As well, where needed these bins will be easier to clean out on a regular basis, however they will contain garbage bags to assist with preventing the spread of smell.
- Early research high, projected cost \$2000 a hide-a-bin.
- Remove 3 bins and 1 recycle bin, annual savings 4,467.00 based on current 2023 expenses for rental, garbage disposal and fuel surcharge. This does not include illegal dumping fines.
- Suggested qty of bins, 6 bins. 2 Lower, 4 upper. These are single bins, research for double bins will commence after board review or approval.

Pond Committee Terms of Reference

- to solicit volunteers from the shareholder pool with the goal of having representation from each park section.
- to brainstorm ideas for cleaning, maintaining and improving the ponds.
- to investigate causes of weed overgrowth, invasive species, and silt deposits in the ponds and how to best manage these. i/e contamination from fertilizers upstream, raking, dredging, salt blocks, muck mats, etc.
- to organize work “ bees “ when needed.
- to research ways of discouraging geese and otters from frequenting the ponds.
- to relieve crowding at Angel Pond.
- to liaise with shareholders and address their ideas/concerns regarding the ponds.
- to research and solicit professional input if necessary.
- to liaise with onsite management to ensure the ponds are well maintained.
- to liaise with council to ensure transparency.

The Pond Committee members will work in consultation with the Park Manager.
Any actions regarding the ponds must be reviewed and approved by the Park Manager.