



Draft Minutes of Board of Directors Meeting for September 18 , 2011

Directors

President:	Doug Layman (acting)
Vice President:	Cory Ferris
Treasurer:	Doug Layman
Secretary:	Cec Specht
Section A:	Roy Pearson
Section B:	Jim McDowell
Section C:	Dianne Davey (regrets)
Section D:	Kathryn Wilkins (regrets)
Section E:	Phil Calnan
Section F:	Mike Reiter
Section G:	Scott Dempsey

11 campers present

1. The President called the meeting to order at 9:58 am.
2. Agenda. Moved/seconded Mike Reiter /Phil Calnan to accept Agenda. Carried.
3. Moved/seconded Mike Reiter / Scott Dempsey to accept Minutes of the August 21, 2011 Board meeting. Carried.
4. Business arising from the minutes.
-The manager will continue to investigate the feasibility of putting up the stop sign inside the gate.

5. Reports

a) **Treasurer – Doug Layman**

Doug Layman presented the Financial Statements for August 2011
Moved/seconded Doug Layman/ Mike Reiter to accept the Treasurer's report.
Carried

b) **Park Manager – Ken Wilson**

Park manager Ken Wilson presented his written and verbal Managers and maintenance report. Of note are:

- i All 9 fire extinguisher were time expired and had to be replaced



- ii Rock Creek environmental services have don an assessment of our sewer plan and will have a report sometime next week.
- iii A new air pump has been installed in the dog pond
- iv All water samples sent out this year came back with 0 readings, the best water readings we have ever had.
- v. Several warning letters have been sent to campers regarding excessive noise and partying after 11:00pm on the Labour Day Weekend.
- vi. The water will be shut and the lines blown out beginning on October 17 and when that is completed we will start replacing water lines again.

Moved/seconded Cory Ferris / Jim McDowell to accept the manager's report. Carried

c) Committee Report

- No reports

6. Correspondence.

-A letter was received on behalf of several campers regarding the odors coming from the Sewer Plant. Howard Cox spoke to the letter. This was already covered in the manager's report and the Board will keep Mr. Cox informed as to what is happening.

-A letter was received on behalf of several Campers in A Section regarding the drainage problems in their area. The manager is working on tying to resolve this problem.

7. Old Business

a)Ponds

Two campers and a consultant that Director Calnan brought up have all agreed that the best solution to our problem with algae and weeds is to treat the problem with an environmentally friendly copper sulfate solution. This will be done this fall after the ponds have been raked and cleaned out. A large work party will be required. Some campers have already volunteered but more will be needed. Cec will but a call for Volunteers on the web site and the manager will inform everyone when the work party will be held.

8. Campers Comments/Suggestions

-A Camper asked why some deck enclosures were not in compliance with the regulations. She will inform the Board of the ones that she thinks are not in compliance.



Moved/seconded Scott Dempsey/Roy Pearson to go in camera for the meeting at 10:50 am

Out of in Camera at 12:00 noon

9. New Business

-After much discussion and review of a proposed budget for the year 2012 it was moved/seconded Doug Layman/Scott Dempsey to increase the annual maintenance fee by \$50.00 to \$950.00. Carried

- An appeal of a directive by the Board of directors was received from a camper along with photos of sites that he felt were not compliant with the regulations.

Moved/Seconded Mike Reiter/Cory Ferris to deny the appeal. The sites in the photos will be reviewed and dealt with accordingly.

- A letter was received on behalf of several campers regarding excessive noise by the teenagers incited by the adult in charge well after 11:00pm; disregarding Security when told to stop; and allowing under age occupants to consume alcohol on a specific campsite from September 2-5. The neighbouring campsites felt threatened by the behavior of those occupying this campsite.

Moved /Seconded Doug Layman/Jim McDowell to suspend the license to occupy for this campsite effective immediately and until December 31, 2012. Carried

A letter will be sent to inform the camper of this decision and if the camper wishes to remove anything from this campsite the camper is to inform the Manager who will arrange for a time to have this happen.

Next meeting November 20, 2011 at 10 am. in the Store.

Moved to adjourn by Scott Dempsey at 12:30