



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Draft Minutes of the Board of Directors Meeting for January 19, 2014

### Directors Present:

President:	Scott Dempsey
Vice President:	Cory Ferris
Secretary :	Bonnie Wilson
Treasurer:	Rob Scantlebury
Section A:	Richard Smith
Section B:	Jocelyn Schultz
Section C:	Richard Vos
Section D:	Kathryn Wilkins - regrets
Section E:	Phil Calnan - regrets
Section F:	Mike Reiter
Section G:	Buck McLeod - regrets

5 campers were present.

1. President Scott Dempsey called the meeting to order at .10:05 and wished all present a Happy New Year.
2. Agenda: Dates to be amended (meeting date amended to read “January 19, 2014”, and date for next meeting amended to “February 16, 2014”. Moved/second by Richard Smith and Mike Reiter to accept January Agenda. Carried.
3. Minutes: Moved/seconded by Mike Reiter and Rob Scantlebury to accept the November 2013 minutes. Carried
4. Business arising from the Minutes: None.
5. Reports:
  - a. Treasurer – Rob Scantlebury summarized the financial reports as circulated, noting that \$15,500 has now been transferred to contingency.

**Moved/seconded** by Rob Scantlebury and Bonnie Wilson. to accept the Treasurer’s report for January 2014. Carried

Management: Ken Wilson reports that the water line upgrade project is now complete. More gravel was needed for road restoration than anticipated, but was paid for by funds from internal resale of gravel by park staff. The resort received a large bill from Rock Creek Environmental for services required to bring our sewage treatment plant up to code. He noted that the Environment Ministry had demanded that the septic field be mapped by an Engineer, and that water testing of effluent from the field is being required every 2 months. Scott Dempsey felt the bill may be excessive, and will email the Ministry of Environment directly



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to see how close we are to being in compliance with current Ministry regulations, to estimate final costs.

**Maintenance:** Ken Wilson reports that the bulletin board will soon be re-installed by the front gate (after being blown down by a storm in October). A new white board will also be installed under the sign, negating the use of the sandwich board. Washroom painting is to begin within the next few weeks. Scott Dempsey asked if our tractor is coming close to needing replacement. Ken Wilson responded that the maintenance staff are 100% on top of routine maintenance for the tractor and are able to make minor repairs as necessary. There are approximately 1000 hours of useful life left on the tractor, and now that the water project is complete, Ken estimates the tractor should be good for at least another 5 years barring something unforeseen.

6. **Correspondence:** Letter from a camper who was unaware that their water lines were to be upgraded. Ken Wilson has responded to the camper. One maintenance fee invoice has been returned for an incorrect address.

### 7. **Old business:**

- a. 5 year plan – Scott Dempsey is continuing with this project.
- b. Hot water tanks – electric hot water tank by waterslide to be replaced immediately. Awaiting quote for the remaining 4 gas hot water tanks.
- c. Electrical panels – Ken Wilson is to identify and track problem breakers/boxes/panels to determine which ones are priority for upgrading. Note is made that newer RV units with 50 amp service that do not have reducers are potentially a fire hazard. Enquiries regarding estimate to upgrade the park to 50 amp service are in the neighbourhood of \$750,000 - \$1,000,000 or higher. Due to this high cost, it is felt that the park will remain offering only 30 amp service for the foreseeable future.
- d. The air pump at main pond is in need of replacement.
- e. Budget – The 2014 budget was tabled by Rob Scantlebury. The hydro amount reflects actual usage for 2013. Budget expense of \$15,000 for gravel has been left in place, with those monies to be used for other maintenance projects as needed, if there is excess. Garbage removal and utility costs have been increased by 10%. Tree falling budget has been increased to \$4000.00. General expenses budgeted as \$365,000 and projected revenue of \$364,000 essentially mean a break even budget for 2014. Rob Scantlebury put forth the motion to accept the 2014 budget, which was seconded by Richard Smith. Carried.
- f. Store operations – table to February meeting
- g. Ponds – Is there a need to stock? Ken Wilson says there are very few small fish left, but will reassess the need to restock the pond closer to the spring.
- h. Process of returning lots to conforming status – table to February.
- i. Clubhouse renovation – Donna Wilson will coordinate her group of volunteers and work directly with Ken Wilson and the maintenance staff to complete the clubhouse renovation. All work, with the exception of refacing the front of the clubhouse will be paid for out of social fund monies.



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j. Security- Ken will be putting security out to tender once again. Table to March meeting.

8. New Business:

a. The SLS resort website has once again been hacked and corrupted. For personal reasons, Cec Specht has stepped down from his role as Webmaster. The Board of Directors would like to thank Cec for the hard work and hours he has put in to maintain the website. Leanne Dempsey has volunteered to take over as Webmaster. The site should be up and running soon.

9. Delegate questions: - None

In camera at 12:15

Meeting adjourned at 12:50 p.m. Motion to adjourn by Scott Dempsey. Seconded by Bonnie Wilson. Carried.

Next meeting: February 16, 2014 at 10:00 a.m.