



# **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

## **Draft Minutes of the Board of Directors Meeting for March 23, 2014**

### **Directors Present:**

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

3 campers were present.

1. President Scott Dempsey called the meeting to order at 10:00.
2. Agenda:.. Moved/second by Mike Reiter and Richard Vos to accept March agenda. Carried.
3. Minutes: Moved/seconded by Kathryn Wilkins and Buck McLeod to accept the February 2014 minutes. Carried
4. Business arising from the Minutes: Tobin from Rock Creek environmental is not in attendance at the meeting as there would have been a cost for his attendance. In lieu, the Board has instructed Ken Wilson to contact Tobin directly to get answers to remaining questions regarding resort compliance approval with Ministry of Environment.
5. Reports:
  - a. Treasurer – Rob Scantlebury summarized the financial reports as circulated. Maintenance fees continue to be received. There are no additions to fixed assets. Note is made that propane prices have increased sharply in the last year, as much as 100%. Rob also mentioned that the yearend financial reports have been received from the accountant, and will be available for the AGM in May.

**Moved**/seconded by Rob Scantlebury and Cory Ferris to accept the Treasurer's report for March 2014. Carried

Management: Ken Wilson reports he has been unable to get fish to stock our ponds to date, due to a lack of suppliers. He states that the eagles have been extra hungry this year, and have depleted fish stocks in our ponds considerably. Fish stocks must be maintained as they play a huge role in keeping the leech population to a minimum in our pond, as well as provide entertainment for our sport fishermen/women. Maintenance: Ken Wilson reports the upper



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men's washroom has been repainted. Work will commence shortly on the upper ladies' washroom and laundry room, hopefully before the camping season begins. Water lines are being turned on and tested, and water samples will be sent to the lab for testing, in anticipation of April 15<sup>th</sup> opening.

6. Correspondence: The resort received a letter from the BC Assessment authority with regard to property tax assessment of the resort. Doug Layman (President of SLSHI), who was in attendance for today's meeting, reported that he attended a meeting with the BC Assessment Authority. Doug states that there is pending legislation, due to become law in 2015, with regard to taxation assessment of campsites. Campsites will likely be designated as "land cooperative". Spider Lake is unique in that we are not lot owners, rather shareholders. During the meeting, the Assessment authority issued 4 demands as follows:
  - 1) The Assessment Authority wanted a copy of all licenses to occupy issued to each shareholder (which has been done)
  - 2) The Assessment Authority wanted a copy of our site survey plan (Doug Layman has now acquired this and will forward to them).
  - 3) The Assessment Authority wanted records with regard to the sale prices of all lots within the resort for the past 5 years. Doug informed them that until now the resort has not kept any records with regard to purchase and sale of lots, as they are a private matter between the sellers and purchasers. The Assessment Authority waived this demand based on this information.
  - 4) The Assessment Authority wanted a list of all lot owners. Due to privacy concerns, this request was denied. The Assessment Authority waived this demand based on privacy concerns.

In summary, once legislation is passed, assessment of lots will be based on two main criteria – waterfront vs. non-waterfront, and all lots will be assessed accordingly. This will likely result in a slightly higher assessment fee being passed onto shareholders with waterfront lots. The Assessment Authority is also mandating that from this point forward the SLSCA must provide a list of sale prices for all shares that are bought and sold within the park on an annual basis. SLSCA will instruct our lawyer to add a document to the site sale packages for disclosure of the price of sale for each lot. SLSHI and SLSCA will not sign transfer of any share without this information.

### 7. Old business:

- a. Septic system – we are almost done with the issues of noncompliance from the Ministry of Environment. Ken Wilson will oversee the last requirements with respect to infrastructure and obtaining appropriate safety equipment. We are close to having the 1 calendar year of monthly readings required by the Ministry, and should be able to reduce the number of required readings to every 3 months.

- b. Bonnie Wilson submitted the amendment to regulation 10.15 with regard to procedure to define the process of bringing lots into conforming state with current regulations prior to share transfer. A separate document describing this procedure will be entered into the share transfer package campers must complete prior to sale/transfer of their share. Motion to approve this amendment was put forth by Bonnie Wilson and seconded by Kathryn Wilkins. Carried.



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### 8. New Business:

- a. Donna Wilson enquired as to whether to proceed with purchasing new Spider Lake Springs Resort t-shirts into the store for sale. Historically, sales of t-shirts have been very slow at best, so after discussion it was decided to not proceed with new t-shirts for the store.

Donna also wanted to inform campers that the annual Easter Egg Hunt will proceed on Sunday April 20, 2014 from 10:00 – 12:00 noon.

- b. Website – Our website is now on a new server and has been completely cleaned of all malicious virus activity. Scott Dempsey wished to thank Cec Specht once again for his efforts in maintaining our website in the past. Leanne Dempsey has now assumed the job of webmaster. Note is made, photos will no longer appear on this website, but rather all photos should be posted on our Facebook page. In addition, it has been recommended by our web host that our financial reports no longer be posted on our public website. Campers so wishing to receive financial reports can do so by sending an email to our treasurer requesting this information. (link can be found on our website: [www.spiderlakesprings.org](http://www.spiderlakesprings.org)). Note, campers must be current members of the Spider Lake Springs Campers association to receive financial reports (annual membership fee of \$5.00 for membership must be paid, and accounts must not be in arrears).

### 9. Delegate questions: - None

Meeting adjourned at 11:30 a.m.. Motion to adjourn by Scott Dempsey. Seconded by Kathryn Wilkins. Carried.

Next scheduled meeting: April 20, 2014 at 10:00 a.m.