



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Draft Minutes of the Board of Directors Meeting for August 19, 2018

Directors Present:

President:	Henry Helin (D07)
Vice President:	Elaine Layman (G13)
Secretary	Debbie Graham (B05)
Treasurer:	Robert Scantlebury (A-19)
Section A:	Ken Leahy (A20) – absent with regrets
Section B:	Dave Clark (B04)
Section C:	John Adams (C48)
Section D:	Teresa Nielsen (D37)
Section E:	Lottie Legros (E21)
Section F:	Doug Hogg (F23) – absent with regrets
Section G:	Wendy McLeod (G14)

14 campers were present.

1. President Henry Helin called the meeting to order at 1000 hrs.
2. **Approval of Consent Agenda** – moved by Teresa Nielsen, seconded by Dave Clark the agenda be approved as circulated. Carried
3. **Treasurer** – Robert gave an overview of ongoing operations. Nothing unusual to note.
4. **Social Committee** – no report
5. **Maintenance/Manager's Report** – Al Mainprize read through his report for the benefit of the delegates present. Report is attached.
6. **Business arising from the Minutes** – Dave Clark noted an error on the last page of July's minutes – date should have read August 19 and not August 20
7. **Correspondence** - none
8. **Old Business**
 - a. **Playground** – Elaine is going to repost the information on social media and is setting up a **meeting for September 2 at 1000 hrs at the Long House** to determine if there is any interest in pursuing a natural landscape playground. A variety of committees will be needed to address planning, working, etc. Please plan on attending!
9. **New Business** – none
10. **Delegates**
 - a. Judy from F32 asked about smoking in public places such as the beaches – this generated discussion about enforcement etc. Rick from G34 noted the area is littered with cigarette butts – Especially with the dry conditions, everyone should be more careful. Suggestion made to educate rather than enforce. Teresa D37 suggested no smoking signs for the washrooms. The Board will ask the social media person to add this topic.
 - b. Rick from G34 stated there are rumours circulating about lawyers involved in a dispute with a camper and is looking for clarification as to what is happening. At this time, the Board is bound by confidentiality and cannot make comment on any dealings between camper(s) and the Board. The Board strives to achieve amicable solutions to any and all



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issues as this is to be a relaxing place for each and every owner, which includes the volunteer board.

- c. Tammy from A47 asked about any recent changes to the rules – yes there have been recent changes and an updated version has been sent to our social media person to post on the website so that campers have access. Dave Clark asked that a footnote be put on each page of the rules specifying the date of issue.
- d. Duane from G40 suggested cooking bacon should be seen as an open invitation – all present agreed!
- e. Tammy from A47 has concerns with balls, toys etc coming into her yard on a regular basis and is wondering about hedges/fences. Fence rules were discussed and she will check with AI about other options to limit this happening.
- f. Duane of G40 asked how the rules are going to be enforced, who will enforce, will there be “grandfathering” and will it be a complaint driven system. As there is not the manpower to attend and inspect each and every lot, the Board has adopted the practice of brining each lot into compliance as it sells. **Please note! ALL projects must be approved by management and anything not within the rules will need to be modified or removed to meet the requirements.**
- g. Peggy of E10 asked if new owners get a copy of the rules. The Board has realized there is a gap here and that not everyone is digital so packages will be done up for new owners. Of note, there can be quite a difference in time of a lot sale/purchase and the board being informed by the lawyer’s office. It can be difficult to ensure everyone knows there are rules and where to find them, but it is ultimately the owner’s responsibility to educate themselves in this way.
- h. Rick of G34 reminded everyone NOT to use bleach in holding tanks as this is extremely hard on our sewer system. Please do not use the home remedies you see posted on the internet!

Meeting adjourned at 1054 hours. Next meeting is September 16 at 1000 hrs in the store. Everyone is welcome!

August 2018 Management Report

1. EZ Flow Septic Pumping was in on Friday August 17, 2018 to pump the sludge out of the Septic Field pump chamber. Effluent samples were not able to be taken this week as a result of the condition of the pump chamber.
2. Harsh chemicals, strong disinfectants and chlorine bleach are prohibited substances and must not be introduced to our septic system. Such substances are extremely detrimental to the active bio-film used to treat our wastewater.
3. An inspection of the mechanical portions of the waterslide by Technical Safety BC was scheduled for Friday August 17, 2018, but canceled the morning of.
4. Gary Berg no longer works at SLS and has vacated the site near the gate. There will be work required to prepare the site and addition for another on-site staff member.
5. Ken Wilson is on staff to help keep the park operational.
6. Dave and Jeanette Prevost have graciously agreed to fill coverage gaps resulting from Gary's departure, with Ken Wilson covering a couple nights per week also.
7. Applicants continue to be screened and interviews are being scheduled on an ongoing basis, as time permits.
8. Water level and pumped volumes on the primary well are consistent with previous year numbers. Water level after a 30 minute rest period is 28" from cap, or 12"-16" below ground level. The lower well has only been pumping minimally, no water level check is necessary. Note that private wells are not subject to municipal watering restrictions, but conservation is encouraged.
9. There have been concerns brought up regarding gate security with no reasonable suggestion on how to deal with the problems. One incident, only brought to my attention weeks after it occurred was the unauthorized use of a site by someone that gained access to the park through the gate and basically camped on a site overnight. It is not reasonable to expect staff to know who belongs to what site at any given time.
10. TELUS is expected to be installing the drop line from the gate to the office for the pure fibre network, some time in the next 2-4 weeks.

August 2018 Maintenance Report

- 1) Regular chores: grass trimming, waterslide (morning testing and adjustment, afternoon operation), lawn mowing, mobile watering for areas not serviced by sprinklers, washrooms, etc.
- 2) Material at the burn pile is being pushed & stacked as chipping is not possible with current staffing level.
- 3) Repaired pool leak at the waterslide: drained a quantity of water, applied sealant to slide/pool junction, refilled and balanced. This saves us from adding 2-4" (5-10cm) of water every day, on top of what is removed from the pool by users. It also reduces the quantity of products used to balance the pool chemistry.
- 4) Rough spots and flaking paint on the waterslide surface have been sanded smooth.
- 5) Tablet reagent test kit (colorimeter) has been received and is in use for waterslide pool testing.
- 6) The air line for Angel Pond has been repaired and is fully operational.
- 7) The effluent meter for the RBC (sewage treatment) was pulled and cleaned due to suspected blockage.
- 8) The road surface has been repaired at Whitby Way and Angel View Road.
- 9) Equipment is being serviced, with some work already completed.
- 10) Boulders have been placed near the upper well to prevent vehicle incursions onto the beach. The same will be done to prevent unauthorized vehicle access to the strip of land between Joshua Pond and Fishing Pond.
- 11) The new pressure pump has been fully prepared for a quick swap replacement to ensure minimal down-time.