



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Draft Minutes of the Board of Directors Meeting for January 21, 2018

Directors Present:

President:	Rick Loiselle (G34)
Vice President:	Elaine Layman (G13)
Secretary	Debbie Graham (B05)
Treasurer:	Robert Scantlebury (A-19)
Section A:	Ken Leahy (A20)
Section B:	Ron Ward (B35)
Section C:	John Adams (C48)
Section D:	Henry Helin (D07)
Section E:	Lottie Legros (E21)
Section F:	Joe Tremblay (F16)
Section G:	Wendy McLeod (G14)

Two Social Committee members were present as was our manager Al Mainprize

1. With all Board members present, the meeting was called to order at 1000 hrs.
2. Approval of Consent Agenda – motion to approve by Wendy McLeod, seconded by Ken Leahy. Moved
3. Treasurer's Report –
 - a. yearly bills have been sent out. **** if you have not received your bill, chances are we do not have your current address ****
 - b. of the \$20,000 taken from contingency last year to cover equipment costs, \$10,000 has been put back as the budget allowed for it.
 - c. The 2018 Budget was discussed in camera – then brought back to general meeting. Motion to approve the 2018 budget as presented but with an increase of \$500.00 for park beautification was made by Wendy McLeod & Seconded by Elaine Layman – moved.
4. Maintenance/Manager's Report – see attached PDF document
5. Social Committee
 - a. **Easter Egg Hunt – Sunday April 1st is a go!**
 - b. The committee is in the planning stages for the season's events. Volunteers are always welcome!
6. Business from the Minutes – none
7. Correspondence – Robert Scantlebury received the BC Assessment – shows a **3%** increase
8. Old Business
 - a. Ron Ward received a quote from our landscaper Brooke - to carry on from last year with a few improvements including items such as hanging baskets for around the store. Elaine Layman is going to draw up a formal contract in relation to this. Motion by Elaine, seconded by Joe to increase beautification budget to \$5500.00 Carried
9. New Business – none.

Meeting adjourned at 1119 hrs – Next meeting 2018-02-18 at 1000 hrs in the store

Management Report

1. Telus has been contacted regarding the high speed fibre optic network they are installing in the Spider Lake Area. It will be installed to the office, but no further. This is a wired service (not wireless, or WiFi) and as such, it will not be available to individual lots inside SLS.
2. Despite the usual low staffing levels during December, and a fair amount of snowfall, quite a lot has been accomplished as noted in the Maintenance Report.
3. Writing has begun on manuals for infrastructure including model numbers of large components, starting with the drinking water system.
4. The exterior concrete cistern and internal pump tank have both been measured for volume: total capacity, winter water capacity. Summer water capacity will be measured when the water level float switch is moved to the summer position. Chlorine tables have been calculated for both tanks based on inches (or cm) of water in the tank. This will allow accurate dosing when it is necessary to increase the chlorine residual due to failure of the chlorine pump or shocking the system in the case of microbiological contamination. (included are both types of chlorine we use, unscented household (4.25% NaClO) and concentrated (12% NaClO)).
5. Nano-bubble generators have been further researched, and at this time there are no recommendations for purchasing another one from anyone. There are many approaches to generating MNB (Micro/Nano Bubbles), with varying results, and some with prices well beyond \$10, 000.00. Less costly MNB generators previously considered will be too difficult to implement here due to technical limitations as a result of the pond water quality (vegetation fragments, sand, insects, etc.). Our device will be installed earlier this year than it was last year, starting in Fishing Pond.
6. The 2016 MOE annual report is still awaiting review by ministry staff, however, no issues are expected.
7. Contact tanks have been researched for the lower well. A contact tank increases contact time allowing the chlorine to more evenly disperse as well as more effectively disinfect the water. At this time, dilute chlorine is injected at a rate of approximately 0.3mL per 20' of 2" pipe, with some entering the pressure tanks and some continuing on into the water system. This does not allow for suitable mixing time and can lead to batches of water with an unpleasant taste. This is different than a pressure tank (bladder tank) as it has a separate inlet and an outlet. The cost of a 100 Gallon contact tank is around \$700. This upgrade would improve water quality by increasing effective disinfection as well as level out the chlorine residual in the system, particularly in F-section and G-section during periods of high water use. This is also a less expensive option compared to installation of a water tank and pressure pumps.
8. Work continues on the digital map, it is going to take awhile as there is a vast amount of data involved.
9. A list of all building plans from lot owners has been compiled and checked for compliance. The list will be verified and progress noted, including deviations from submitted plan on a regular (but currently unscheduled) basis.
10. Water tests continue to return with excellent results.

December 2017 & January 2018 Maintenance & Management Reports

Maintenance Report

1. The water level of Angel Pond was dropped to safely accommodate the machinery. The organic overburden has been removed to the septic field. The sand/boulder aggregate that was over the mill felt was utilized as a temporary base for the machinery as work progressed. Then as the new geotextile was placed, the temporary base was removed and the contour of the pond was cleaned up. There is a line of one foot plus (size) boulders that is necessary to keep the geotextile and drainage aggregate from shifting.
2. When the geotextile work has reached the lock-block wall (likely today, January 14) on the south shore of Angel Pond, the project will shift to placement of the surface drainage aggregate, followed by the placement of large boulders to replace or reinforce the existing log retaining walls.
3. The hydraulic dump trailer had to be repaired again as a result of fatigue failure. This was in a different area than the repair done in November but it has been used very heavily down at Angel Pond this winter.
4. As a result of the heavy downpour on November 20, 2017, a washout on Stevenson Road (down the hill from the Tennis Courts towards Larry's Pond) was repaired the following day.
5. There was considerable snowfall and accumulation (12-18") during December. Plowing and shoveling consumed a considerable amount of staff time, which was limited by vacation days and stat holidays.
6. The Clubhouse suffered damage from the snow build-up. The eaves trough, sub-fascia, and soffit separated from the truss tails as a result of the snow sliding off the roof. Snow-Jacks, snow-guards, snow-bars, etc. will be researched this year for installation in early fall. This is the first case of real damage (other than bent eaves trough brackets) to a park building from snow in the past 8 years. It will be repaired when weather permits. The snow has only just finished melting off of the gutter and fascia on the ground.
7. Parts (90 pieces) have been cut for the support arches for the replacement foot bridges, and lumber has been delivered for the bridge decks and railings. Drilling, dry-fitting and bolting of the arch assemblies is the next step for that project. The contents of the Longhouse were rearranged to provide the necessary space for dry-fitting.
8. The lumber is on hand for 3 replacement retaining walls in F section and one in C section.
9. The shop has been further cleaned up and organized. The old section of the shop is currently receiving primer/sealer and being painted white to brighten it up. This task is being done during periods of poor weather.
10. The chlorinator at upper well stopped pumping, so it was disassembled and cleaned, tubing nut replaced, it is back in working order.
11. A water absorbing fine particulate filter and housing was purchased and installed on the diesel tank (Tidy Tank) in the truck. This will be easier on the equipment fuel systems and extend the life of equipment fuel filters.