



Spider Lake Springs Camper's Association

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Draft Minutes of AGM May 22, 2016

The May 22, 2016 AGM of Spider Lake Springs Camper's Association was called to order at 10:02 a.m. with President Rick Loiselle in the chair. 44 members and several guests were in attendance

Directors Present:

President: Rick Loiselle (G-34)

Vice President: Elaine Layman (G13)

Treasurer: Rob Scantlebury (A19)

Secretary: Debbie Graham (B05)

Section A: Richard Smith (A36)

Section B: Ron Ward (B35)

Section C: John Adams (C48)

Section D: Kathryn Wilkins (D36)

Section E: Phil Calnan - regrets

Section F: Joe Tremblay (F16)

Section G: Kim Waters (G17)

President Rick Loiselle opened the meeting by welcoming all in attendance.

VP Elaine Layman explained **SLSHI** – as per minutes of 2015, no elections are required, there was no income and no expenses – it is an inactive corporation with Revenue Canada.

Draft Minutes of the SLSHI AGM of 2015 were circulated via email, and copies available at the meeting, and thus were not read aloud. Motion by Casey Van Velzen (E-5) to accept the minutes of the 2015 AGM. Seconded by Ken Leahy (A20). Carried.

Draft minutes of the Spider Lake Springs Camper's Association 2015 AGM were circulated via email and copies available at the meeting, once again they were not read aloud. Motion by Roy Hogan (F19) and seconded by Gwen McLeod (G14) to accept as circulated. Carried.

Reports:

Financial report:

Financial statements for the 2015 fiscal year were circulated via email, hard copy at the meeting, and are available on our website. The highlights were reviewed by Treasurer Robert Scantlebury who made a motion to accept as circulated. Seconded by Fuzz Alexander (B13).

Questions from the floor:

- Judy Webster (F32) – under building and land improvements, does that include the costs for repairing the tennis courts? **Response** – no, it is the current year's expenses
- Dave Clark (B04) – why does it appear the taxes have increased 3 fold? **Response** - in the past it was split between the Holdings Company and the Camper's Association – now they are combined, simply a different way of showing it.
- Richard Paige (G16) – Larry's Pond project – do the figures include employee's work time or strictly product etc. **Response** – it includes trucking, excavating, etc, but not our regular staff hours. **Question** – if there a breakdown of employee time and work? **Response** – we have a daily time sheet but no allocation of time per specific duty/job. **Question** – if there is no major project planned for the summer why is another person to be hired? **Response** – President Rick Loiselle responded stating with 63 acres of property there is no end to the work. The extra body is to assist with the water slide and cleaning of washrooms. The board will be working closely with Ken and staff to monitor the need and the cost.

Vote – motion carried.

Robert Scantlebury made a motion that the Association continue with the accounting firm of Sabo, Jong and Company for another year – seconded by Dave Clark (B04). Carried

2016 Budget – shows a deficit of \$26,500. After 5 yrs of negotiation with the Assessment Authority it is believed the property value is going to increase greatly and thus property taxes will also increase – likely a jump from 24,972.00 to approximately 56,000.00.

Elaine explained the negotiations held included discussions on rating properties as to size, waterfront, etc – as this became very complicated to break down per site, an agreement was made to just assess a value of \$30,000.00 per site – valuing the park at 3 million dollars . The Board is now required to keep records regarding site sales to substantiate the park's value.

**forewarning – next year maintenance fees are likely to increase “”

President's Report

Rick Loiselles acknowledged this was his first year as President but had been on the Board many years ago and has been in the park for about 20 years. He identified each board member by name and recognized the attributes of each, stressing this is a team endeavour and not one particular individual, Rick stressed the importance of volunteers throughout the park and thanked all who put forth the effort. Great improvements have been made to the park this past year and will continue – ie. Beautification for the entire park, Larry's Pond (a great effort by a volunteer committee!) and the tennis court rejuvenation, Rick stressed the need for a strong contingency fund for new projects and unforeseen repairs such as septic etc.

Questions from the floor:

- Scott Dempsey asked if Rock Creek was still septic testing and if so how often. **Response** – Ken Wilson, manager – monthly testing was done for 1 year then only required 2 times a year but in the past 6 months none has been done. Rock Creek is having difficulty getting proper info regarding the reporting process from the Ministry of Environment. Scott suggested the staff continue to test so we are ahead of the process – Ken advised staff cannot test and that he is arranging to have a sit down meeting with Tobin to arrange regular testing for our own records.
- Is there going to be a dock/float placed in Larry's Pond? **Response** – no plan at this time for one but the pond's use will be monitored to see what best suits the needs.
- Bonnie Wilson (C12) with the new street signs, are the lot numbers to be included? **Response** – yes, they will be put above the street name.

No motions received by the Board.

Motion from Ken Leahy (A20) to destroy the ballots, seconded by Donna Wilson (A36). Carried.

Elections: process handled by Fuzz Alexander B13

Positions up for election were as follows:

Vice President (2 year term); Treasurer (2 year term)

Directors for sections:

A (1 year term); B (2 year term) D (2 year term); E (1 year term); F (2 year term) G (1 year term)

Results were as follows:

Vice President – Elaine Layman agreed to stand – nomination made from the floor for Scott Dempsey. Elaine Layman elected. Motion to destroy all ballots made by Fuzz Alexander and seconded by Scott Dempsey. Carried and destroyed.

Vice President – Elaine Layman G13

Treasurer – Robert Scantlebury (acclamation) A19

Directors for sections:

A – Ken Leahy (acclamation) A20

B – Ron Ward (acclamation) B35

D – Henry Helin (acclamation) D07

E – No nominations. No candidate selected at this time. The Board will exercise their right to appoint a representative for Section E.

F – Joe Tremblay (acclamation) F16

G – Kim Waters (acclamation) G17

Rick Loiselle thanked everyone who participated. He reminded the members that there are many new people in the park and to please help educate them with regards to the rules and regulations.

General membership questions:

- Ken Leahy A20 asked about the generator and its use – **Response** – it is portable and can be used for water pumps etc. whenever and wherever needed.
- Henry Dewitt asked if the no biking sign in D Section for over the bridge is to be replaced – **Response** – yes.
- Mike Hacking A28 inquired as to why there is no sign outside the park with regards to waiting for the gate to close. **Response** – the park has no authority to post a sign along the public roadway.
- Ken Leahy asked if the gate could be programmed to only open half way on exit. **Response** – no.
- Robert Scantlebury A19. As speeding is always a concern, Robert suggested anyone with a BCAA membership try to obtain a “slow down” sign or one of the plastic men (cost of \$10 which the board will reimburse).

A HUGE thank you to the Board members who are leaving!

Motion to adjourn by Fuzz Alexander, Seconded by Casey van Velzen (E5) .

Meeting adjourned at 11:10 a.m.