



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Draft Minutes of AGM May 19, 2019

The May 19, 2019 AGM of Spider Lake Springs Camper's Association was called to order at 10:07 a.m. with President Henry Helin in the chair. 42 members and several guests were in attendance

### **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)
Section B:	Dave Clark (B04)
Section C:	John Adams (C48) – absent
Section D:	Teresa Nielsen (D37)
Section E:	Lottie Legros (E21)
Section F:	Doug Hogg (F23) – absent
Section G:	Wendy McLeod (G14) – absent

President Henry Helin opened the meeting by welcoming all in attendance.

**Motion to Adopt Agenda** as circulated – motion to accept – Carried

**Draft Minutes** of the Spider Lake Springs Campers' Association 2018 AGM were circulated via email and posted on our website, they were not read aloud. Motion to accept – Carried.

### **Financial Report:**

Financial statements for the 2018 fiscal year were circulated via email. Highlights were reviewed by Treasurer Robert Scantlebury.

Items of note are:

1. repairs & maintenance are higher this year than last due to the painting of all buildings
2. replacement of tractor
3. Financial statements are not posted on the internet as it is a public domain. They are regularly posted on the bulletin board or you may contact the Treasurer directly to receive a copy.

### **Questions on the Report:**

1. C36 – why is there \$3000.00 for accounting/legal costs? **Answer:** Assistance was sought on a matter but these costs have since been recouped.



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2. G40 – fees have gone up 20% since purchasing. Why and should there be more transparency with the general ownership when making such financial decisions. **Answer:** the time frame is tight for the board to make these decisions and in addition it is done in the off-season due to fiscal year end. Costs of running the park increase each year and this increase then falls to the owners. The Board members are also owners and do not make this decision lightly.
3. G40 – Why is the proposed budget done “in camera”? **Answer:** It is a long and difficult task with the 11 Board members – adding more people to the mix would be more arduous. G34 commented that the 11 people making these decisions were voted on by the membership with the intention of them making these types of decision on their behalf.

Motion to accept the Financial Statement as circulated - carried.

Motion to continue with Sabo, Jang & Co for another year – carried.

### **President’s Report:**

1. Staffing the park – Ads were put out on various media however no adequate responses were received. Ken Wilson was brought back part time and has now been retained full time.
2. The significant storm damage clean-up had to take priority over other tasks.
3. Approval has been received through a youth work program to hire 2 students this summer. Thank you Teresa Nielsen for taking this task on!

### **General discussion:**

- a reminder to lots owners that debris from your lot is your responsibility to dispose of. The park no longer offers “curb side” service. Branches/leaves etc can be taken to the burn pile.
- Dumpsters are not to be used for this type of debris
- Electronics/propane bottles/metal etc cannot be disposed of in the dumpster or left beside the dumpsters. It is your responsibility to remove them from the resort and deal with appropriately.
- A bear was in the area a few weeks ago – staff and conservation officers are aware. Please let these people know if there are any sightings/issues
- “free” on the side of the road – this can only be done while you are onsite. When you go home, please put back on your lot.
- Safety is a first concern when deciding what to leave out for “free”. There was an issue with a major appliance being set out - this is being dealt with by management.
- Washroom cleanliness was brought into question. Our manager Al Mainprize will look into the situation.

### **Enforcement of our Rules & Regulations was opened for discussion. How do we enforce the rules, educate, etc. There are 63 acres and 310 campsites.** Comments put forth:

- it appears owners are not conveying the rules to their guests. Should there be a mandatory info session for new owners?
- How do we educate owners? More staff? More volunteers?
- Should we have a form to sign acknowledging you are responsible for yourself & guests so there is no park liability?
- Is the park liability insurance extensive? (Yes.)
- Perhaps the AGM should be on Resort property? That has been looked at however weather becomes an issue and the Long House is not large enough to accommodate
- Should some highlighted rules be attached to forms/documents that get sent out either by mail or email?



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- Can a minimal fine be established by the board for offenders? This is not legal, but the board does have the authority to cancel gate cards, cut hydro etc should the situation justify.
- How do we enforce no smoking around washrooms etc.

Much discussion was generated and will be a focus of the board this season.

### **Natural Playground update**

- costs for a natural playground will run between 30K & 40K. Interest by volunteers so far as been poor. It would take a special levy at an AGM to see this project through.
- It was suggested that after two years of no interest, the park be done with it.
- Noted too was the crowd in attendance aren't the ones with small children.
- Duane Round of G40 has offered to help Elaine look at this project and possibly some viable options.

### **Manager's Report:**

1. Footprint Security has been hired for this season.
2. Thank you Teresa for your hard work in obtaining 2 students at 35 hrs/week for the summer
3. A washing machine has been ordered for the lower buildings
4. Telus Optic is now at the office. Looking at installing a "hotspot" at the store but will not be available 24 hrs a day. It is cost prohibitive to put it through the park
5. New soccer nets are out
6. Ashtrays are out – please use them.
7. The storms have taken many man hours and other projects have had to be set back but staff is working hard to catch up.

### **Questions for Management**

- when is the bridge being replaced by the pond and when will the gazebo that got blown into the pond be removed. **Answer:** a temporary solution for the bridge is underway with the more permanent one to quickly follow. The gazebo is being removed on Wednesday
- are the speed bumps going to be repaired/reinforced? **Answer:** yes
- what are the plans for Main Pond to make it more swimmable? **Answer:** This generated good discussion with those present. Numerous methods have been tried with little success. Specialists have been consulted. Suggestions made for raking and use of different types of equipment to do that. Al is open to suggestions/feedback and assistance. A reminder too that this is a pond, not a pool or a lake.
- Is the arborist coming back? **Answer:** yes. The individual the park uses is in high demand but worth the wait financially and he has the expertise the park needs.
- Everyone wished to congratulate Al and his staff on the amazing job they did and are doing as the result of the winter storms!
- Grumbach logging along the edge of the resort – does this give us an opportunity to create a parking lot down near Angel Pond? Could there be a variance for fence heights for those lots who back on to the logged area? Can something be done about the eye sore by the lower washrooms? **Answer:** The new Board of Directors is going to take a look at the situation and see what can be done. Lot lines are in question and there is a need to go back in records to find the original survey of the property. Having a new survey done will be very costly. Those having specific issues/requests should write a letter to the board outlining same.

### **Elections of New Board Members**

Positions filled by acclamation are:



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President – Henry Helin (G34)

Secretary – Joanne Boomer (C42)

A Section – Ken Leahy (A20)

C Section – Linda Wood (C41)

E Section had no prior nomination, therefore accepted from the floor. Lottie Legros was nominated & accepted

G Section had two nominations. Sherri Doney (G23) and Duane Round (G40). Duane gracefully withdrew leaving the position for Sherri.

Congratulations and thank you to all of those involved!

The President acknowledged the past and present boards with each giving a brief intro. The meeting was then adjourned at 1146 am.

Next monthly meeting will be June 16, 2019 at 1000 hrs in the clubhouse at the resort.