



SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

Draft Minutes of the Board of Directors Meeting for January 17, 2016

Directors Present:

President:	Rick Loiselle
Vice President:	Elaine Layman
Secretary	Debbie Grahah
Treasurer:	Robert Scantlebury
Section A:	Richard Smith - regrets
Section B:	Ron Ward
Section C:	John Adams - regrets
Section D:	Kathryn Wilkins - regrets
Section E:	Phil Calnan
Section F:	Joe Tremblay
Section G:	Kim Waters

1. President Rick Loiselle called the meeting to order at 1000 hrs.
2. Approval of Consent Agenda – motion to accept by Elaine, seconded by Robert
3. **Maintenance/Manager's Report**
 - a. Lots are continuing to sell. 3 lots have sold since the January meeting and 2 more are in the works.
 - b. Recently we had 5 sheds broken into. Small tools seem to be the main targets. The Oceanside RCMP were called and attended. Police file number 2016-1160. Victimized site owners were called and advised of incident – if anyone discovers anything similar, please contact Ken Wilson, manager, directly.
 - c. Site Owner info sheets along with maintenance and hydro cheques are trickling in
 - d. Heavy rains are a constant with flooding happening but fortunately water seems to disappear quickly. Keep in mind that SLSR was once built on a giant swamp...
 - e. Ken is to meet face to face with Mr. Tobin of Rock Creek Environmental with regards to the treatment plants to determine what testing has been done, what the results are etc and to ensure they are going to continue providing the service they have been contracted to do.
 - f. Ken is doing up his annual report to the Ministry of Health in regards to the waterslide pool.
 - g. Street sign work is progressing nicely
 - h. Fencing on both sides of the entryway has been completed, next fencing project is the garbage bin area. Staining will progress when weather cooperates.
 - i. D section had drainage issues which have been repaired.
 - j. Staff has started with leaf and debris clean-up of the larger areas
 - k. Concrete slabs will be poured for benches, again when weather cooperates



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- l. An Arborist is coming in to do tree removal – anyone in the park requiring his services, please get the request to Ken prior to March 21. A reminder that you cannot remove trees at free will – management must first be consulted.
 - m. The pond aerator will be back in service shortly – just consulting manufacturer/sales staff to determine what is ideal time and weather wise.
- 4. Social Committee –**
- a. Kim has had 6 individuals come forward looking for employment in the store
 - b. Contact has been made with previous and new possible suppliers
 - c. A camper has asked to borrow the Bingo machine – as others in the past have been turned down, the board had to deny the request.
 - d. Volunteers have come forward for ball, bingo and the triathlon
 - e. Another camper has come forward offering free yoga lessons
 - f. **The Easter Egg hunt is a go!**
- 5. Correspondence**
- a. A camper inquired about access for average sale prices within the park. The board discussed the matter – price of each lot is confidential, but overall average can be made public - the answer – in 2015, 18 lots sold with the average being \$37,000.00
 - b. An email was received from a group in the lower section numbers of B. They have had several new owners and are wanting to hold a street function to get everyone acquainted. With this, they have asked that the street be closed to vehicle traffic on the Saturday of the May long weekend from 3 to 5 pm for the event. In addition, they would like the Secretary to send out a BC (blind copy) email to the owners in this area inviting them to attend. The Board agreed to both requests.
- 6. Old Business**
- a. The reflective lot signs are ready for pickup
 - b. Larry's Pond – Debbie inquired about several different ladder options – Ken has two dock ladders that can be adjusted to fit the purpose. All other options were costly and difficult. It was decided to try what we have and reassess after use and feedback.
 - c. Risers – It was the local Fire Department that had requested Risers be installed at the ponds for easy access to water should they need it. They were to provide some practical info on this but we have not yet received it – Ken will follow up.
 - d. Tennis Courts – Phil had concerns with drainage issues at past meetings – Ken and crew spent approx. 6 hrs since last meeting working on it, hopefully no further issues. A pump was put in and crew are monitoring
 - e. Site Owner Info Documents – response has been somewhat slow. Please submit!
 - f. Retaining wall for F section – on Ken's to do list (#96) and is a task for March/April
 - g. Ken's To Do List – Ken provided an itemized list for the board to review prior to the meeting to assist with prioritizing to suit the needs of the campers and the staff
 - h. Romanchuk property – Ken has been in discussions with all involved and they are working toward a solution.
- 7. New Business**
- a. Management Committee discussions – not all were aware of the purpose of the management committee, which meets with Ken prior to each general meeting. The function of this committee is to liaise with Ken on a multitude of issues such as staff concerns, contracts, issues with campers etc. The intent was to keep the general meeting to a somewhat manageable time frame with a report provided similar to any other committee within the park. Minutes are taken and the Board apprised of what has transpired. Going forward, the Management Committee Report will be a standing agenda



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item on its own. The executive currently makes up this committee, however any board member may request to participate.

8. Delegate Presentation

- a. A camper raised the question of painting the bathroom doors – this item is on Ken’s to do list and he will ensure it is taken care of before the season begins.
- b. Campers were concerned that a general email was not sent to all owners with regards to the break and enters to sheds. Response – No one wanted to create unnecessary panic and Ken does not have time to field numerous phone calls to see who was affected, was I affected, etc. Ken notified all concerned and staff did check the park to ensure no one else had been a victim. An error in communication with the entire board did occur in this matter as not all Section Reps were notified. Rick and Ken will both see this doesn’t happen again in the future.
- c. Ron Ward of B Section would like to see the playground near the waterslide upgraded. Ken has assured the Board that what is there is safe but yes improvements could be made. Elaine has a client who inspects these types of areas for a living – she is going to make contact and pass what info she gleans onto Ron who is going to form a committee. Anyone willing to assist, plse contact Ron.
- d. A camper suggested we look into creating a miniature golf course in effort to fundraise. Kim asked for time to become a little more familiar with the Social Committee and its existing funds and events before considering anything new.
- e. Gardening – who is going to do the gardening this season – Ken and crew will water and the hope is that volunteers will take care of their individual sections. It was suggested a company be hired to do some initial season planting etc, Kim is going to look into this and report back at the next meeting.

Meeting adjourned at 1147 hrs No in camera meeting

Next meeting is March 20th at 1000 hrs in the store.