



# **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

## **2022 AGM Minutes of the Spider Lake Springs Campers Association** **Sunday, May 22, 2022, 10:00am, in the Park at the Longhouse**

The May 22, 2022, AGM of Spider Lake Springs Campers Association (SLSCA) was called to order at 10:09am by President Dave Clark.

Sixty-three members were in attendance.

### **Executive & Directors Present:**

President: Dave Clark (B4)  
Vice President: Teresa Nielsen (G23)  
Treasurer: Robert Scantlebury (A19)  
Secretary: Joanne Boomer (C42)  
Section B: Justine Scott (B27)  
Section C: Petty Wong (C40)  
Section D: Bill Mitchell (D38)  
Section E: Lottie Legros (E21)  
Section F: Doug Hogg (F23)  
Section G: Duane Round (G40)

### **Directors Absent:**

Section A: Ken Leahy (A20)

**Motion to Adopt Agenda** as circulated – **Motion to Accept. Carried.**

**Minutes** of the Spider Lake Springs Campers Association 2021 AGM were circulated via email and posted on our website. They were not read aloud. **Motion to Accept. Carried.**

### **President's Report**

#### **Dave Clark**

Thank you for attending the first in person AGM SLSCA has been able to hold in three years.

By September, 2021, we had 85 new owners in the past 2 years, current number probably approaching 90 new owners.

The Rules and Regulations are being updated. There are no significant changes, just formatting, spelling errors, clarification of rules on sleeping units and guest trailers. Your Board will complete their final review and the new R & R will be posted to the website.

Ken Leahy, Section A Director has been busy with future planning for the park. Badminton court to be moved, putting green and volleyball court to be installed in the vicinity of the park store.



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Wi-Fi in the park installed by Telus at no cost to the park. A cell tower is being proposed, but full public hearings for both the park owners and surrounding property owners and a subsequent vote by all affected will have to be held before any installation takes place, if any.

Justine Scott, your Section B Director was busy last season with her Social Committee planning, including a new Little People's Play Area in front of the store. Justine will be organizing events again this season with a number of fun functions for everybody.

Thanks to all Section Directors and our Treasurer and Secretary.

Hydro Upgrade - from our Oct. 17<sup>th</sup> Minutes.

30 Amp to 50 Amp. Scott Dempsey (G29) put forward a Proposed Business Case which was accepted for information only asking for 3 quotes, waiting for a response, no monies expended as yet, very preliminary stages. When the Board has a handle on the full costs, we will call a "public meeting" to discuss the full implications, including all costs, how it will be paid for, and still require a vote of shareholders to get approval to proceed!!

Thank you to our Park Manager, Brian Lamb and his staff! Great improvements, new appearance!

It's 5 KMH (that's walking speed) all day, every day and on all roads in the park!

Respectfully submitted: Dave Clark (B4 or 250.715.5499)

### **Questions from owners after the President's Report**

Q. Terry Cowie C25, asked if there are any changes to the guest trailer rule.

A. The answer is no, but owners need to read the rules and abide by them.

Q. Cindy Bartlett B8, asked if parking passes could be given to owners and guests so park staff can identify what sites they are from.

A. This has been discussed by the Board numerous times and it was decided that this was just too onerous a task. We are telling all owners and guests to abide by speed and parking rules.

### **Financial Report**

Financial Statements for the 2021 fiscal year were circulated via email.

### **Treasurer's Report for 2021 Financial Statements**

**Rob Scantlebury**

Highlights were reviewed by Treasurer Robert Scantlebury.



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### **Questions from owners after the Treasurer's Report**

Q. Terry Cowie C25, asked if there were any maintenance fees in arrears.

A. There is still one maintenance fee outstanding. The penalty has been applied and gate access removed until account is "paid in full".

Q. Kathryn Wilkins D36, asked if the \$21,000 still in the Spider Lake Springs Holdings Inc. (SLSHI) fund would be transferred to SLSCA.

A. This was for expenses charged to SLSHI, which is a taxable corporation. During the final stages of sale of G section lots, these expenses were taken as a tax deduction by SLSHI. If SLSCA were to forgive and remove this from our records, then SLSHI would have to pay tax on the \$21,000. So, it will stay as presented in SLSCA statements.

Q. Eva Sutherland B9, asked does SLSCA have a budget.

A. The budget is provided by the Treasurer every November and approved by the Board.

Q. Eva also asked why the summer job posting is only offering minimum wage. Eva felt this wouldn't attract many applicants.

A. The money comes from a government grant of \$5,000 for 1 person, any higher wage would need to come out of park funds.

Q. Lynn Martin A18, asked why are the SLSCA financials not shared on the website.

A. 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.

- Motion to Accept the Financial Statement as circulated. **Carried.**
- Motion to continue with Sabo, Jang & Co for another year. **Carried.**

### **Park Manager's Report Brian Lamb**

Once again, **Thank You** to the Board of Directors for their guidance and support throughout the last year.

I was also fortunate to work with a team of our employees, whom all went over and above, to ensure the park functioned properly. Regular duties, projects, surprise repairs and special requests were undertaken and completed without question, in a professional and timely manner. The volunteers again stepped up and added many nice features throughout the resort. The garden areas look wonderful and have raised us to another level. They have given us all something to appreciate.



## **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

This past year we have completed several projects:

The retaining wall at Angel Pond was rebuilt and the sand was excavated back up onto the beach area. Main Pond extension, Ryan's Pond and Larry's Pond have had excavation work done at the creek entrances to clean out the sand that has accumulated over the years. Different techniques are being employed to curb/eliminate the weed problem.

The creek exit upgrade was completed at Ryan's Pond. Our coyotes are working better this year. So far, no geese have returned and the ducks that were present, have left. Now if those pesky otters would take the hint.

The area around the Dog Pond was cleaned up. Also, the leaves, grass and ground rakings dump spot was moved over beside the branch drop off site, and a lumber burning spot was created using large cement blocks. New signage has been put in place. Again, the same rules apply to the refuse dropped off. No metal on the lumber and no rocks or roots on the branch pile. We can't chip rocks or anything over 4" in diameter. Any concerns about what is allowable, or where to drop off, please ask staff. This has provided a cleaner appearance for the site owners in that area. G block common was cleared of all the debris, cedars were planted and the area bark mulched.

The play center that was purchased by the Board of Directors has been assembled back in the same spot as the retired center (by the store).

The hazardous and or unwanted trees by site owners have been removed. This was completed at the end of March, a little late this year because of all the storms. To maximize the amount of tree removal for our money, this year the staff cleaned up the debris on the sites that were affected.

On a special note, the drainage systems that were installed last year paid off. With the huge, back-to-back, rain storms we encountered this past winter, there were no floods or roadways washed out.

The arcade is now open. Thank you to Mike and Cheryl Johnson D20, for donating the foosball table.

With the continued support of the Board, the staff, volunteers and site owners, this resort can only become a healthier and happier environment in which we all can relax and enjoy.

Have a wonderful season everyone!

After Brian read his report, he added the following information.

- Staff are working on a handicap ramp for Angel Pond.
- The aerators help the ponds from becoming stagnant.
- Brian is looking for barley straw (hard to find and expensive) to place in the ponds as it helps with the weeds.



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### **Questions/Comments from owners after the Park Manager's Report**

➤ Brian Hickey A25, commented that it was nice to see the tennis court didn't flood this year due to the work staff did on the drainage for the roads.

Q. Flo Dann G6, asked why are there large sand piles on Angel Pond.

A. Instead of staff raking the sand they thought it would be fun for the kids to use the toys to move the sand around.

Q. Ken Heatley D1, asked if staff will be restocking the fishing pond.

A. Yes, staff will restock the fishing ponds, but it should be noted that the otters ate most of the 400 trout they added last year!

### **General Discussion:**

- Ian Anderson D5, noted that non household items are still being left in the garbage bins, despite signage and continual notification to owners that the continued bad behaviour of some is costing all of us financially. Suggestions were that the bins be monitored via cameras and those caught dumping items they know are not household items be fined. Brian and the Board prefer not to have to add cameras, but that we may be forced to put up cameras and levy fines.
- With the washrooms open 24/7 we may see damage like last year. Should cameras be mounted outside the washrooms? Park Manager and Board members would prefer not to add cameras but note if staff find vandalization occurs like last year the hours may be restricted.
- Internal Audit Committee was created to provide oversight for the Treasurer. The committee would conduct an internal audit and report to the Board. Petty Wong, C Section Director, will chair the committee and is looking for volunteers. If interested please contact Petty at [slsdirector.c@gmail.com](mailto:slsdirector.c@gmail.com).
- Petty Wong, C Section Director, let members know that Section Directors will be contacting owners in their section asking if they would help with the recycling for a week. Each section would only need to volunteer once every seven weeks when the park is open.

### **Elections of New Board Members for a two-year term**

#### **Positions filled by acclamation are:**

Vice President - Teresa Nielsen

Treasurer - Robert Scantlebury

B Section Director - Justine Scott

F Section Director - Doug Hogg

#### **Election for D Section Director was conducted by Debbie Graham B5.**

Position filled by Election – D Section Director incumbent, Bill Mitchell (D38) re-elected by majority vote. **Motion to destroy the Ballots. Carried.**



# **SPIDER LAKE SPRINGS CAMPERS ASSOCIATION**

**Board Members for 2022/2023 are as follows;**

President	Dave Clark (B04)
Vice President	Teresa Nielsen (D37)
Secretary	Joanne Boomer (C42)
Treasurer	Robert Scantlebury (A-19)
Section A	Ken Leahy (A20)
Section B	Justine Scott (B27)
Section C	Petty Wong (C39/40)
Section D	Bill Mitchell (D38)
Section E	Lottie Legros (E21)
Section F	Doug Hogg (F23)
Section G	Duane Round (G40)

The meeting adjourned at 11:39am.

The next AGM will be May 24, 2023.