



# SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

## Minutes of the Board of Directors Meeting for July 21, 2024

### **Executive Present:**

Kevin Baker – President  
Lottie LeGros – Treasurer

Teresa Nielsen – Vice President  
Joanne Boomer – Secretary

### **Directors Present:**

Ken Leahy – A      Justine Scott – B  
Laura Geberdt – E (VIA ZOOM)

Petty Wong – C      Brian Weikum – D  
Doug Hogg – F      Cheri Doney – G

### **Guests:**

Brian Lamb – Park Manager

Three delegates were present.

1. President called the meeting to order at 10:03am.
2. **Approval of Agenda.** Approved.
3. **Approval of previous meeting minutes of June 19, 2024. Motion** by Cheri Doney, seconded by Teresa Nielsen, to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
  - Website Update. Joanne Boomer spoke to Devin Columbus our Web Administrator about making the website both public and private. Devin gave us an estimate of approximately \$1,000. Joanne to ask Devin if he can make some or all of the forms digital. Board members feel that this is where owners should be looking for information regarding the park as this is where they can find current events, Bylaws, Rules and Regulations and forms.
  - Compliance Policy and Fines Process document. At the June Board meeting the Board approved the document in principle. Kevin Baker has some suggested changes to the document and asked that Board members review the document again. The Committee will work on these suggestions and bring the document back to the Board at the September Board meeting.
  - Parking Decals. The manufacture was made aware that the owner decals are not sticking to the windshield. They will be replacing them at no cost with hanging permits that will be red. Owners will be notified when they are available.
    - The Board is aware that the process has not gone as smoothly as they would have liked. This process was introduced to help staff identify the many vehicles that are parked on roadways, stay longer in parking spots designated as drop off or 30 minutes as well as staying in overflow parking for too long and are in the way of emergency vehicles.
    - The Board is amending when the permits should be visible in vehicles. They do not have to be used when driving in and out of the park, but they must be visible while in a campsite as well as parked anywhere in the park.
5. **Treasurer's Report** – Lottie LeGros' report was circulated to the Board. **Motion** by Lottie LeGros, seconded by Ken Leahy, to accept the financial statements as presented. **Approved.**
  - Liability insurance is up \$300.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

6. **Park Manager's Report** – Brian Lamb's report was circulated to the Board.
  - The Treatment Plant is being worked on.
  - Spent \$3,200 on septic tank repairs.
  - Ken Leahy asked how many septic transfer stations there are, the answer is five.
  - New sign added to the dog park. Owners must stop letting their dogs dig holes in this area. This is also one of our septic fields and if we were inspected and holes were found the park would be shut down.
  - Proposal for the cost of a used truck to be presented to the Board at the August Board Meeting.
  - Saturday, July 20<sup>th</sup> around 9:00pm it was again discovered that the upper men's washroom had poop smeared over the walls. Not only is this disgusting, our staff have to clean it up. If vandalism of the washrooms continues, we will be forced to close them each evening.
  - As a result of ongoing vandalism there are now cameras at the longhouse.
7. **Correspondence**
  - Brian Weikum, D Section Director received an email asking if the cattails in that section could be trimmed back. Brian will ask the pond committee if they could do this.
  - Petty Wong, C Section Director has had a number of requests to have the opening of the waterslide moved to an earlier time. Brian thinks this is a good idea and will let staff know that the waterslide hours are now 1:30pm to 3:30pm. There was also a request to open the slide on Friday evenings, this would require staff working extra hours so the answer was no.
  - Lorraine and Don McEachern, F17 asked if the lease time for a site could be moved back to six months from the current two months. The rule of allowing leasing for two months appears to be in the Rules and Regulations as far back as 2014. The Board has decided to leave the rule as is. Lorraine and Don can send suggestions to the Rules & Regulations\Bylaws Committee for considerations as they are reviewing the document and will be sending their recommendations to the Board. Suggestions can be emailed to [spiderlakesecretary@gmail.com](mailto:spiderlakesecretary@gmail.com).
  - Lorraine and Don McEachern, F17 had a question regarding the aeration at Angel Pond. Brian Lamb will get back to them.
  - Petronella Van Oyen, C44 asked if she could start a Food Forest Prepper Club. She would lead the planting and harvest parties to inspire all ages to create a wholesome, living wall giving us fresh food every summer. The Board and Park Manager thought this was a great idea. Joanne Boomer will let Petronella know and ask her to contact Brian Lamb for where this could happen in the park.
8. **Standing Committee Reports**
  - **Rules & Regulations/Bylaws Committee.** The updated SLSCA Bylaws document is being filed by the lawyer's office. Once done they will send a certified copy to Joanne Boomer and she will email a copy to owners and post it to the website.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

- **Store Committee.** Store sales were good during the long weekends but not so much during the last two weekends. For the rest of the season the store might only be open on Saturdays. After two years of overseeing the store alongside Donna-Marie and Lottie, Teresa has decided to step down from her role next year. In preparation for this transition, she has begun compiling a binder containing all supplier information and contact details. We are now seeking interested volunteers to take over the store management for the upcoming season.
  - **Social Committee.** Teresa Nielsen asked if anyone from the Board has spoken with the Committee Chair with regards to what funds are available for use. Brian Weikum asked if permits are required for events. Kevin Baker will speak with Cheryl regarding available funds and if permits may be required for events.
9. **Working Committee Reports**
- **Pond Committee.** It was suggested that the park have an environmentalist test the pond. This would be very expensive. Brian Lamb spoke to Roto Rooter and they can draw samples and send them out for testing at a reasonable cost.
10. **Delegate Question/Presentation**
- Cheryl Launay, D47 asked why lease holders have to use guest permits and not owner permits. The reason is they are a guest not an owner. Should the Board need to speak to a lease holder or guest they would also speak with the owner as they are responsible for their lease hold and guests.
  - Judy Webster, F32 said there used to be larger gravel in front of the tennis court to slow the bikes and cars down. She asked if we could do this again. Brian Lamb will think about this and other ways to slow down the bikes and cars.
11. **New Business**
- There have been a lot of noise complaints during quiet time which is 11:00pm to 9:00am. If security needs to be called more than once to a site due to a complaint cost recovery and or fines will be imposed.
  - There have been a number of bike accidents this summer. Please ask your children to slow down and wear helmets. Adults and children riding e-bikes, scooters, min-cars and the like are reminded that the speed limit is 5km.
  - Mileage rate for Board Members. The amount claimed by Board members is forty cents a kilometre. This has not changed in over ten years. The CRA standard is seventy cents for the first 5,000 kilometres and sixty-four cents for additional kilometers.
    - Board members do not feel comfortable voting on increasing the amount they can claim. This item will be added to the 2025 AGM meeting, asking the members to vote on this. The Treasurer will provide statistics on these costs at the AGM.
    - Help is needed with the refundable drink container recycling, please contact the Park Manager if you can help. There was concerns with the sorting bins being too small. Brian Lamb is aware that he needs bigger bins and has spoken to the Manager of the recycling plant. Please do not put garbage in with the bottles.

There being no further business for the good of Spider Lake Springs Campers Association,  
**Motion** by Kevin Baker, to adjourn at 12:37pm.

Next meeting will be August 18, 2024 at 10:00am in the park.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

### Manager's Report for July 2024

1. Another big shout out to our volunteer security team, their presence in the resort as well as getting to know your neighbor was a success.
2. Unfortunately, any situations and vandalism happened outside of the volunteer and staff security hours. Mostly during the day while staff are busy with Park Routine Maintenance. See vandalism report at the end of this report.
3. The Volunteer Pond committee has continued to do a beautiful job of Evelyn's pond. Brian is going to plug off part of the fountain from the dock as someone keeps unplugging the power to it. The fountain is now on a timer so the fountain does not run all night.
4. Water slide repairs have been completed this year and new stairs built and put in place.
5. Just a reminder, we need 1 parent volunteer to support the staff working the water slide each day. The waterslide is open from 1:30pm to 3:30pm as long as we have more than 5 people sliding.
6. Bearings in the treatment plant of our septic system are very worn out and need replacing. We have calls into mechanics to assist us with this but currently they are unavailable. We have all the parts, machinery to lift the motor now we are needing a mechanic to assist our Park Manager.
7. Staff continue to assist with pond cleanup in between daily maintenance duties and site owner requests. Gravel and site compliance reports for those who are selling their sites.
8. Some Facts to know about our septic system. We are 65 acres of land with water lines and septic lines. Each block has its own pump station. The pumps send waste to our trash tank and then is processed through our treatment plant. Just like a city, and is monitored by Vancouver Island Health and EOCP.
9. Here are some things that create constant damage to our pumps. Just a side note, if you hear an alarm going off in your area, please call 250-240-0818. There is a good chance that one of the pumps has failed. And it can get rather stinky if we do not know the alarm is going off.
10. Here are some of the items we find in the septic pumps. Toothpaste caps, plastic bags, fishing line, baby wipes, tampons, clothing and many other strange items. Each pump costs \$1000 plus tax, labor and delivery. Each station uses 2. There are 5 stations through the resort.
11. Did you know our dog park is over top of one of our main fields. Please do not let your dogs dig. Recently we have had a very large digger in the dog park. These holes will damage the field and also an extreme tripping hazard for when people are playing with their pups in the field.
12. Washrooms Staff try hard to complete the cleaning of all washrooms before 9 or 9:30am We have tried closed signs, a broom stick across the door cleaning cart, mop and bucket but we are still constantly being forced out of the washrooms during morning cleanings. Please respect the staff, and allow them to clean the washrooms. Everyone has a toilet in their unit.
13. Thank you for your support, the quicker we can clean the washrooms the quicker we can get to other daily needs to include supporting site owners with their requests.
14. E Block Parking has been re-established. Please be mindful not to block the fire lane.



## SPIDER LAKE SPRINGS CAMPERS ASSOCIATION

### Vandalism Report

- Game room game and craft supply cabinet was broken into again this year. This happened last year as well. Youths destroyed all board games, crayons and paints and basically trashed everything onto the floors. Playdough was mashed against the walls. Park Manger just made two more pucks for the air hockey table. These are pretty hard to break and yet they are smashed. This was between 4-6 pm on Saturday afternoon of the long weekend.
- Canada Day (the Monday) staff found chunks of charcoal all over the longhouse tables. We are guessing it came from the camp fire pit at the longhouse. Charcoal was used to graffiti the walls of the longhouse.
- Plastic chairs were destroyed at the longhouse July 6th weekend. No, it's not because they were brittle, the chairs were purposely destroyed. Staff have reviewed remaining plastic chairs and removed any questionable chairs. There are 13 remaining plastic chairs that in my professional opinion will not compromise anyone's safety. This is not the first time this has happened. Please no more donations of plastic chairs as staff do not want to continuously spend their day cleaning and disposal of them. This is also a cost to the resort. We have purchased some second-hand folding chairs for the resort we can put away when not in use. We definitely need more so if anyone knows of an organization that wants to sell super cheap a bulk of folding chairs or donate. Please have them contact me at [slsmanager2@gmail.com](mailto:slsmanager2@gmail.com).

### Reminders

- No pressure washing on long weekends. This means after 5pm Thursday and no sooner than 9am Tuesdays. With the amount of people in the resort on the long weekend our water source is already tasked.
- Quiet time is after 11pm set your alarms as a reminder or you most likely will get a visit from one of our live on site security staff. These two gentlemen also work all day.
- Campers are not to be in common areas (other than to use washrooms) after 11pm. Children/youths are not to be riding bikes after dusk as well should be back on their sites for their safety.

Thank you for your ongoing support for the safety and integrity of our campers and resort.