



**Board of Directors Meeting
August 16, 2026
Draft Minutes**

Executive Present:

Rick Hanson – Vice President
Petty Wong – Treasurer
Joanne Boomer – Secretary

Directors Present:

Robert Trotman – B	Bonnie Breunesse – C	Brian Weikum – D
Laura Geberdt – E	Doug Hogg – F	Randy Slade – G

Directors Absent:

Kevin Baker – President
Peter Besteman – A

Guests:

Chris Palmer – Resort Manager

Twenty delegates were present as well as three on Teams.

1. Vice President Rick Hanson called the meeting to order at 10:00am.
2. **Approval of Agenda.** Approved.
3. **Approval of previous meeting minutes of July 19, 2026.** Motion by Randy Slade, seconded by Bonnie Breunesse, to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
 - Staff Body Cameras. Prior to the Board meeting, a number of emails were received from shareholders which raised important questions regarding the use of body cameras by our staff.
 - Respectful discussions took place which highlighted different perspectives and opinions. What all agreed on was that this initiative needs more research before the questions raised can be answered in a meaningful way.
 - Rick Hanson reached out to the Office of the Privacy Commissioner and sought their advice on this matter. The first step is to conduct a Privacy Impact Assessment. Additionally, Board President, Kevin Baker, has been researching and drafting policy guidelines for body camera use. Kevin is on vacation and was not present at the Board meeting. We'll have to wait for his return to find out what he has found out so far.
 - The Board is asking for a volunteer from our shareholders to serve as our Privacy Officer. This person will help our subject matter expert write a Privacy Impact Assessment regarding staff body cameras.
 - Staff will not be required to use the cameras while this process takes place. However, they will remain available for staff to use should they feel there is a reasonable need to do so.



- There are many questions which need to be answered before any firm decision is made. We ask for everyone's patience while this important work takes place.
 - The Resort Manager was asked if any of the staff have had conflict resolution training to which Chris answered that he has. The Board recommend the rest of the staff take the training.
 - An email will be sent to shareholders regarding the staff body camera discussion.
 - Bonnie Breunesse said the three cats from Foster Kritters Feral Cat Rescue are now in the resort and will remain in their enclosure for a little longer in the hopes that once released they will stay in the resort.
5. **Treasurer's Report** – Petty Wong's report was circulated to the Board. **Motion** by Petty Wong, seconded by Rick Hanson, to accept the financial statements as presented. **Approved.**
- Joanne Boomer asked how much it cost to go from gmail to outlook. Cost was a one time charge of \$220 which provided twelve emails. Teams is free with the new outlook subscription. The Board no longer uses ZOOM which is a cost savings of approximately \$225 per year.
6. **Resort Manager's Report** – Chris Palmer's report was circulated to the Board.
- One of the pumps was burned out due to someone putting wipes and a towel down the toilet, Chris can see which section this happened from via the sewer map. The new pump cost \$1,000. Lysol wipes and baby wipes **ABSOLUTELY** can not be flushed down the toilets.
 - The bridge at Angel Pond is being removed due to its poor condition. A railing has been installed to assist people with mobility issues to get in and out of the pond. A shareholder asked if they could make the railing a little longer. Staff will follow up on the suggestion.
 - The Dog Pond has algae. A sign will go up to recommend dogs not swim or drink from it while algae are present. Staff will be installing a small fountain to help prevent stagnation and reduce algae growth.
7. **Correspondence**
- Some emails sent to Joanne Boomer have been answered, others have been forward to other Board members for a reply.
8. **Standing Committee Reports**
- **Rules & Regulations/Bylaws Committee**
 - Joanne Boomer confirmed that the Suggested changes to the R & R are with Board members. A meeting with Board members will be held during the winter to discuss/approve the suggested changes.
 - **Store Committee**
 - Karrie Lee provided an update on the store. A new freezer was purchased at a cost of \$450 with a four year warranty. The store still needs a volunteer to step up to manage the store during the 2027 camping season. Karrie has detailed instructions on running the store. Karrie is willing to volunteer but feels others should take a turn running the store. It is a great way to meet your fellow shareholders.
 - Karrie to send Joanne Boomer information to share with shareholders on the running of the store.



- It has been suggested that the Board apply for two student grants, one to help maintenance staff and one to run the store. In the past we had received two student grants but this has not happened for a number of years. The Board will look into requesting two students for the 2027 camping season.
 - **Social Committee**
 - Cheryl Johnson said August Long Weekend events went well.
 - Provided an update on events planned for the September Long Weekend.
 - Still researching DJ equipment.
 - Purchased a foam machine.
9. **Working Committee Reports**
- **Pond Committee**
 - No report given.
 - **Fundraising Committee**
 - Laura Geberdt said this year has been more about getting ideas for youth activities than fundraising.
 - Still waiting to hear more about the zip line.
 - More dirt ordered for the bike track.
10. **Delegate Question/Presentation**
- Lisa Tatton, B22 said there has been a lot of speeding near her site. Staff will add a speed bump.
11. **New Business**
- Volunteer security will be used during the September Long Weekend. Volunteers would not intervene if an issue arises, they will call security staff or the police.
 - Chellan Savoy, D29 asked if the Board was considering changing the speed limit to 10kmh. Joanne Boomer said that it is a suggestion from the Rules and Regulations Committee in their suggested changes document that the Board is reviewing.
 - Chellan Savoy, D29 suggests curved mirrors be placed around some of the corners on the roads. The Resort Manager will look into the feasibility of adding curved mirrors and get back to the Board with his recommendations.
 - Heath Law has recommended updates to Section 11 Complaints and Enforcement of Regulations. Heath Law has offered to help the Board with suggested changes which could affect some of section 11 and specifically 11.08.
 - **11.08** In the event a License to Occupy is suspended once, the License Holder may apply to have their License to Occupy reinstated. In order to have a License to Occupy reinstated the License Holder must:
 - a) pay all unpaid and outstanding Assessment fees, levies, and penalties to the Association; and
 - b) attend with a Director of the Association and undertake a full review of the Resort's Policies, Rules and Regulations; and
 - c) sign and deliver to the Association a statement to the effect that the License Holder is aware of all Rules and Regulations and agrees to be bound by them.



- Marijuana Smoking. While marijuana smoking is legal the Board has had numerous written complaints about the continual heavy smoking and smell from some sites and how it is affecting some shareholders right to uninterrupted enjoyment. A couple of shareholders at the meeting are happy to continue the conversation with the board and other shareholders.
 - If there is a complaint the Board asks first that the shareholder speak to the person. If this doesn't help the shareholder should email their Section Director to make it an official complaint. The Section Director would then speak to the person and it would be logged into the infraction log, if it is a lessee the shareholder would be spoken to.

Motion by Rick Hanson, to adjourn at 11:46am.

Next meeting will be September 20, 2026 at 10:00am in the park.

Resort Manager's Report for August 2026

POND MAINTAINENCE:

Evelyn's pond – fishing side

- Pond mats have been moved for weed control
- Salt blocks out
- New pond fountain has been installed to help with water circulation and weed control.

Evelyn's pond – swimming side

- Removed fountain from dock for safety reasons

Angle Pond

- Bridge is scheduled to be removed this week and a sturdy handrail will be installed for those who may need additional assistance getting in and/or out of the water.

River Otters

- Otters were reported to have been seen taking/eating fish from the ponds in the week leading up to the fishing derby.

Larry's Pond

- New water fountain on order: same fountain as installed at Evelyn's Pond.

GENERAL SITE MAINTENANCE:

- Continuing with park clean up: daily. Including pick up of random debris.
- Trimmed trees back on road corners for safety and visibility
- Wood chipping of debris pile is underway: Will be ordering a large waste container for construction/wood waste/debris to be removed from the property – same status.
- New control box installed at upper well
 - Awaiting second quote to replace the well pump and upgrade well system
- Waterslide repairs:
 - Repairs made have been effective.
- Site Holder number signs have been completed.
- New walls and ceiling are being installed in Security shack #1.
- New paint in security shack #2: Required a fresh coat of paint to cover the odor of smoke.



- Replacement of two sewage pumps in Section D: improper items being flushed into the system such as a dish-towel and “flushable” wipes
- Received help, from an amazing share holder (Mike), with removal of dangerous trees behind D-30.
- Main line replaced on the corner by D-6: a large tree has pushed up the water main requiring the install of a new section of pipe.

SITE SAFETY:

- I will be looking at electrical issues and making corrections to those that have been found around the ponds (Angel and Larry).

TEAM:

- The Team is doing great.
- Summer Student: Mia, will still be with us for another 3 or 4 weeks. Would be happy to have her back next year.

ISSUES OR CONCERNS:

- Front gate was hit/damaged: causing minor damage and has been repaired. Nothing was viewed on the camera.
- Stop sign at front gate had also been hit or knocked over and it has been fixed. - 3 vehicles identified on camera, coming through the gate, one after another, followed by a heated argument with the person in the first car that had stopped and followed the rules. All shareholders should be reminded to ensure proper procedures for entering and exiting the park. These procedures are for everyone’s safety and reduces the risk of random individuals entering the park unlawfully.