



**Board of Directors Meeting  
June 14, 2026  
Minutes**

**Executive Present:**

Kevin Baker – President  
Petty Wong – Treasurer

Rick Hanson – Vice President  
Joanne Boomer – Secretary

**Directors Present:**

|                    |                    |                      |
|--------------------|--------------------|----------------------|
| Peter Besteman – A | Robert Trotman – B | Bonnie Breunesse – C |
| Brian Weikum – D   | Doug Hogg – F      | Randy Slade – G      |

**Directors Absent:**

Laura Geberdt – E

**Guests:**

Chris Palmer – Resort Manager

Four delegates were present.

1. President Kevin Baker called the meeting to order at 10:00am.
2. **Approval of Agenda.** Approved.
3. **Approval of previous meeting minutes of April 19, 2026.** Motion by Rick Hanson, seconded by Brian Weikum, to approve minutes. **Approved.**
4. **Business arising from Minutes/Old Business**
  - Resort Manager Chris Palmer is still working on purchasing a shipping container.
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.**
  - Petty is moving the accounting system from Sage to Quick Books.
  - Property taxes this year are \$71,000.
  - A Resort Manager credit card has been ordered for Chris Palmer.
  - We have still not received our 2025 financial statements from Sabo, Jang & Co.
6. **Resort Manager's Report** – Chris Palmer's report was circulated to the Board.
  - The pool at the bottom of the water slide has been filled.
  - The waterslide and water system have been inspected and approved by Island Health.
  - One of the lawn mowers is in for repair.
  - New cameras will be purchased for around the resort as the old ones are not working as well as they should be.
  - A new wood shed will be built in the work yard to tidy up the area.
  - Chris was asked to order new signs for the ponds that say – No dogs and no Bicycles on the beach or the pathway around the swimming ponds.
  - The new site signs have arrived. Staff will start putting them up when time permits.



**7. Correspondence**

- All emails sent to Joanne Boomer have been answered.

**8. Standing Committee Reports**

• **Rules & Regulations/Bylaws Committee**

- Joanne Boomer informed the Board that the Committee will send them the Suggested Updates to the Rules and Regulations document. The Board will look over these documents and email comments to Joanne. Once Board members have reviewed and commented on the document the Committee will update their document and resend it to Board members. After the documents are reviewed, a meeting will be held for the purpose and goal of having the Board approve and update the Rules and Regulation.
- The Committee is working on updating the Share Transfer Package.

• **Store Committee**

- Karrie Lee provided an update on the store.
  - The hot dog machine has been repaired. Many thanks to Keith Lee.
  - The ice cooler just outside the store is not working. This cooler is used to for the ice bags, ice cream and frozen mini donuts. Keith Lee will see if he can fix it, if not the Board has given Karrie approval to purchase a new freezer.
  - The store passed an inspection by Island Heath.
  - The store will be opened Wednesday July 1<sup>st</sup>. It will also be open the following weekend with regular weekend hours.

• **Social Committee**

- Cheryl Johnson would like to purchase a foam machine and is researching which one would be environmentally friendly. Please email Cheryl if you have any activities or event suggestions. For upcoming events check the resort website or Facebook page.

**9. Working Committee Reports**

• **Pond Committee**

- Heather Hall commented that there was a great turn out for the two work bees held so far. Check the resort website and Facebook page for future work bees and a thank you BBQ for pond volunteers.

• **Fundraising Committee**

- Laura Geberdt provided the Board with a list (at the end of minutes) of suggestions received from shareholders regarding fun activities for the older children asking if two could be approved right away.
  - The Board along with Resort Manager, Chris Palmer approved a bike track to be built near the dog park and nature signs to be placed around the resort.
  - Kevin Baker will draft wording for a sign at the bike track regarding safety rules.
  - The beach volleyball net will be put up at the small grass area near the security sites.

**10. Delegate Question/Presentation**

- No delegate questions.

**11. New Business**

- Cats at the resort. The resort has feral cats that help keep the rodent population down. At this time, we are down to one cat. Bonnie Breunesse looked into where to get some more cats for the resort. Bonnie spoke with Foster Kritters Feral Cat Rescue and we will be receiving four cats. Each cat has had its shots.



They will be housed in an enclosure on the resort for a month to help them adapt to the new area. A donation is suggested for each cat. **Motion** to purchase four cats at a cost of \$250 each by Bonnie Breunesse, seconded by Kevin Baker. **Approved.**

- Midnight a resort cat was at the veterinarians and received a substantial number of services. The cost of the services is in excess of \$2,000. The veterinarian has agreed to absorb costs over \$800. **Motion** by Kevin Baker, seconded by Bonnie Breunesse to approve an expenditure of \$800 for veterinary costs for Midnight. **Approved.**
- Underage Drinking. The legal age to consume alcohol in British Columbia is 19. Underage campers found outside their campsite, with alcoholic beverages, will have the alcohol confiscated.
- Adults are asked to be discreet when leaving their campsites while carrying alcohol. Unmarked containers are strongly suggested.
- Kevin Baker suggested that staff wear body cameras. Resort Manager Chris Palmer has agreed to this and will purchase them for staff.
- A site has a retaining wall and fence that need repair. The shareholders believe these were built by the resort. The retaining wall and fence are not on common ground. In this case, resort staff will repair the retaining wall but the shareholder will be responsible for the repair of the fence.
  - Requests regarding repairs to retaining walls will be a case-by-case decision.
- Speeding on ebikes and escooters is still a big problem and is putting campers in danger should they be hit by one or should the ebikes or escooters be hit by a car. If this continues the Board may be forced to ban them from the resort.
  - Bonnie Breunesse will research the legal age to operate this type of transportation.
- Joanne Boomer will send an email regarding information on rodent deterrent to shareholders.
- After a discussion regarding the gate access card distribution for our new gate system the Board confirmed that up to three gate cards are available per site.

**Motion** by Kevin Baker, to adjourn at 11:45 am.

Next meeting will be July 19, 2026 at 10:00am in the park.

### Resort Manager's Report for June 2026

1. Grounds around the park continue to be cleaned up.
2. Still looking at getting the time to purchase a seacan for the workshop.
3. Pond raking in Evelyn's and Larry's Pond is still ongoing.
4. Sprinkler repairs.
5. Outside the front gate, the hill was cleaned up.
6. Midnight, the cat, is back in the park and doing well.
7. Three new staff members were hired with the help of Donna-Marie Lamb.
8. Waterslide repairs and the painting of the pool are underway.
9. Golf carts, oil changes, and brakes have been worked on.
10. New batteries were replaced in the white golf cart.
11. Pool at the front of the store, the cracks were filled and painted.



12. By site A11, I would like to build a better wood storage area to clean up some mess, which would be along our shop fence line.
13. Pool operators course completed.
14. Setting up first aid courses for the staff.
15. We are moving a camera to the outside area by the upper washrooms.
16. New oil for the excavator is on order.
17. Speed bumps are going out as needed.
18. Talked to Laura Geberdt about the possibility of a small bike park for the older kids, which would not take much work. There is an area behind the dog park that is not part of the septic field, and we could make that work.
19. We will remove the bridge by Angle Pond.
20. I have only had one noise complaint.
21. One messy men's washroom by the store, which I won't get into the details of.

### **Suggestions for Activities for Youth from Shareholders**

Interpretive Nature signs  
Soccer posts  
Small Ziplines  
Batting cages  
Pitching Machines  
Bike Track  
Beach Volley ball  
Nature themed climbing equipment and monkey bars  
Swings for the older children  
Tire Swing  
Gaga Ball Pit  
Tree fort  
Frolf (frisbee golf)  
Parkour course  
Bikes