

Present: Rick Jeffrey (Chair), Mike Bourne, Ken Burke, Kim Chadwick, Lloyd Ferguson, Sue Fox, Michele Gibbs (Minutes), George Hillier, Laura Smallwood

Regrets: None

1) Welcome, Orientation and Roles

Rick welcomed new Board members Kim and Michele, and returning Board members Laura and Ken, and thanked Lloyd, George, Mike and Sue for their ongoing service to the Park.

There was discussion about Park fees payments via EFT vs post-dated cheques, challenges associated with the volume of work associated with managing Hydro assessments, and volume of work associated with LIRFs and Marina issues. The issue of the electrical issues on lots 46 to 53 was identified.

Lloyd will monitor the workload for the Hydro assessments and if required will request assistance. Kim and Laura were assigned to the LIRF Committee to assist Mike with LIRFs requiring Committee input and with Marina management (docks and swim area).

Roles are assigned as follows:

President - Rick Jeffrey

Treasurer - Lloyd Ferguson,

Hydro Upgrades - Ken Burke

Secretary - Michele Gibbs

Operations - George Hillier

LIRFs and Marina - Mike Bourne, with Kim Chadwick and Laura Smallwood

Insurance - Sue Fox

ACTION: Michele will distribute Consent to Act forms for signature.

2) Board Meeting Schedule

Sunday, September 12, 2021

Sunday, December 5, 2021

Sunday, February 6, 2022

Sunday, April 10, 2022

Michele has sent meeting invitations for 9:00-10:30am for the above dates but note that times may change for Dec & Feb meetings to allow for travel to/from CLRC.

3) Ongoing Park Issues & Plans

Rick provided an overview of the Capital Plan and the priority issues the Park is facing: Hydro, Septic and Water.

- a) Hydro** - Rick met with the electrician on July 2 to identify power issues for Lots 45-53 (Lot 53 had insufficient power to run appliances, and Lots 50 & 51 were tripping breakers) and to discuss possible solutions. Doug Burnett (Lot 48) had also liaised with his personal BC Hydro contacts. It appears that the best option, given the urgency to ensure adequate power, will be to add a new pole/box near Lot 45 to service Lots 46-53, which will allow the power currently serving those Lots to be redirected to serve Lots 18-23.

While the Board would prefer to handle all Hydro changes and updates within the capital planning framework, the current lack of power for impacted Shareholders requires immediate action.

ACTION: Rick, George & Ken to meet with Doug (#48) to discuss next steps and determine cost implications.

- b) Noise Complaint** - Vicki Radford & Peter Siemens (Lot 31) have raised concerns about noise related to the pathway between Lot 31 and the Washrooms/Laundry (voices and footsteps). Rick (Lot 30) has suggested they consider fence modifications as he and Holly have done on their side.

ACTION: Rick & George will meet with Vicki & Peter (#31) to discuss options.

- c) Storage on Common Property** - Concerns have been raised about storage of personal items (pallets/wood) on common property outside Lot 56 and the Hydro Shed (end of Cougar Row).

ACTION: George & Mike will contact Dawn Davies (#56) to resolve.

- d) Gate** - There appears to be significant interest in the installation of a Park gate to control access and provide security. Costs are anticipated at ~\$35,000 (~\$500/Lot), however critical capital expenditures on Hydro, Sewer and Water are considered higher priority items and an additional capital commitment cannot be made at this time. There was discussion about assessing Shareholder interest in a one-time levy for gate installation sooner, however no action was identified.

10:30am Meeting Adjourned