

Board Meeting August 26, 2018

Attendance:

In Person: Mike Dix, Jack Pagani, Ken Burke, Brenda Rafter, Lloyd Ferguson, Sue Fox, Laura Smallwood

Absent: none

Start Time: 10:00 a.m. End Time: 1:30 p.m.

1) Approval of minutes from Board Meeting on July 22, 2018

Approved.

2) Caretaker Update

- a. Main washrooms will need paint refresh
- b. Safety ring installed at swim dock

3) Financial Update

- a. \$139.7K in bank
- b. Lot owners to contact Lloyd directly if there are any concerns with the Accounts Receivable reports received from Collins Barrow regarding outstanding amounts.

4) Project Updates

| # | Project Name | Project Lead | Update |
|---|---------------------------------|--------------|---|
| 1 | Electrical Upgrade Washroom Row | Ken | <p>Hydro costs increased to \$30K with additional 12 lots added to the plan. Electrical costs increased to \$40K, trenching \$8K and \$10K for 2 electrical sheds. New estimate approx. \$90K</p> <p>To ensure equity among lot owners, may have to ask additional for additional \$500 from initial 12 lots and \$2500 from those added to plan.</p> <p>Issue with lots 41 to 45 in that they are "pinned" together. If one lot blows electrical circuit, it affects the other lot.</p> <p>Also need to raise height of electrical plugs that are under water in winter.</p> |
| 2 | Lot 42 – 45 Wall | Ken | <p>Mitchells is ready. We want to use existing permits as this is repair work.</p> <p>Need to fix wall prior to</p> |

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| | | | September 15. All units will be out on weekend of September 7. |
| 3 | D'Arcy Lubin issues | Jack | No update – in progress. |
| 4 | Lot 53 Boundary Fence | Jack | In progress. Painting on perimeter fences will be done in the spring. |
| 5 | Park Road/Area Naming | Brenda | Action: Brenda to send out suggestions (Elk West, Elk East, Uplands, Beach, Lakeview, The Terrace). |
| 6 | Fire Pit/Central Gathering Area Point | Jack (with Ken) | Completed - Donated fire pit is being used. Owners bringing own propane. Look at building benches. |
| 7 | Asphalt/Drainage at Lot 59/Speed Bumps | Jack | More speed bumps coming. Owners are speeding between bumps. Action: Jack to coordinate building of berm in front of Lot 59. |
| 8 | Golf Cart | Jack | Up and running. Action: Jack to follow up on lights needed for evening rounds. |
| 9 | Property Tax Review | Lloyd | No update - defer to next meeting. |
| 10 | Lot 10 | Mike/Jack | Put up for sale. \$195K as is (with conditions/timelines for exterior upgrades). Action: Laura to send email to lot owners. Lloyd to put on Used Victoria, etc. |
| 11 | Beach Lot Owner Parking | Jack | 2 spots in front of Lot 18 wall. Jack to confirm appropriate space available. |
| 12 | Back Row Parking | Jack | In progress. |
| 13 | Back Fence | Jack | Mostly completed, except behind Lot 41. |

5) LIRF Update

- a. To ensure the LIRF Sub-committee is aware of any concerns regarding a submitted LIRF, feedback must come to LIRF Sub-committee via email.
- b. LIRF for Lot 12 sailboat – approved on a pilot basis for 1 year. Will re-evaluate next August.

6) Lot 17

- a. Lot 17 is for sale with an asking price of \$120K. **Action:** Laura to send out note to lot owners. **Action:** Lloyd to put on Used Victoria, etc.
- b. We will continue to look for renters for next season. Rental price is \$5,500 plus hydro. (Renters will vacate if lot is sold.)
- c. Lot 17 is available to lot owners for winter storage. Price is \$500 plus hydro. Any lot owners interested should let the Board know by August 31. If there is more than 1 interested lot owner, lottery selection will be made. (Renter will vacate if lot is sold.)

7) Rules/Control of Waters inside and outside of boom

- a. CLRC can establish rules determining what a lot owner may do inside our boom and outside of our boom.
- b. A LIRF will be submitted regarding the moorage of a plane inside of our boom.

8) Docks for Lots 42 - 45

- a. Very confusing determining what rules and regulations apply to the docks attached to lots 42 - 45
- b. Who owns? Who maintains? Who is liable if something occurs?
- c. Some lot owners believe they purchased a dock with their lot and they are responsible to maintain.
- d. Are they limited common property, grandfathered for exclusive use?
- e. **Action:** Laura to meet with lot owners and draft rule changes required.

9) Rule Enforcement Process

- a. Current documented process too slow and cumbersome.
- b. Main responsibility for rule enforcement lies with lot owners. If they are not comfortable approaching another lot owner, the caretaker should be contacted and he will deal with in a timely manner.
- c. **Action:** Laura to draft changes needed to Rules and Regulations document.

10) Board Disciplinary Action

- a. Lot owners should not assume the Board does not take disciplinary action.
- b. The Board has dealt with a number of situations this season. It is important for the Board to deal with these issues in a confidential manner.

11) Irrigation

- a. We are currently operating under water restrictions. No city water can be used for irrigation.
- b. **Action:** Jack will investigate a solution for the sections of the park that do not have water pressure when using our irrigation system.
- c. **Watering times are:**
 1. **Back area – 8 a.m. to noon**
 2. **Common areas – noon to 4 p.m.**
 3. **Rest of park – 4 p.m. to 8 p.m.**
- d. All lots should have a timer to control the amount of water they are using.

Closed Portion of Meeting

The Suite - In lieu of compensation for work on the Caretaker suite, Lot 7 wall, hydro shed, and numerous other projects, the Board agreed to let Ken Burke use the suite for the past 2 seasons. This "trade" was a very generous offer from Ken and saved the park a great deal of money (Thank you, Ken!). This arrangement comes to a close this year.

Next year the Suite will be available to lot owners. Our caretaker will manage the scheduling. Rental price is \$50 per night plus a \$25 cleaning fee. Renters will need to provide their own bedding, pillows, towels, etc.

LIRF Status Update

1. Lot 30 – Protective Roof Covering – approved
2. Lot 12 – Hobie Cat Sailboat – approved on a temporary basis, re-evaluate in 1 yr.