

## Board Meeting July 22, 2018

### Attendance:

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

Absent: Lloyd Ferguson

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

### Open Portion of Meeting

#### 1) Approval of minutes from Board Meeting on June 16, 2018

Approved.

#### 2) Caretaker Update

- a. Septic fixed that affected lower part of back row and lots 40 – 45. Cost was in excess of \$2,000. The pump had been accidentally turned off, resulting in a major line plug (took 2 weeks to find the plug). Items removed from the line included:
  - i. Home Depot plastic garbage bag
  - ii. Feminine hygiene products
  - iii. Paper towels
  - iv. Vegetables
  - v. Rocks (not all beach lot owners capped their septic line at the end of the season)

**Action(s):** Jim to purchase waste baskets for main bathrooms. Jack to purchase signage for bathrooms. Laura to send out reminder notice to lot owners (ensure renters are made aware). Park to purchase own 100 ft. power auger.

#### 3) Financial Update

- a. Correction of A/R account needed.  
**Action:** Lloyd to circulate income statements to lot owners.

#### 4) Lot Owner Questions/Concerns

- a. What is planned for Lot 10? The Board is considering all options. Still to be determined.
- b. Air BnB Lot Owners (Lot 12) – provided an update that everything appears to be running smoothly.
- c. Our caretaker (Jim Bourne) is the first point of contact on all rule and regulation violations. Lot owners should notify Jim of any rule infraction and Jim will speak with the offender(s).
- d. Are there any extra costs associated with the electrical upgrade? Yet to be determined.
- e. Rules and Relations – forward suggested changes to Laura, will be compiled into one document and special meeting in August to review prior to submission for acceptance at AGM (same process as last year).

## Closed Portion of Meeting

### 5) Board Meeting Efficiency

- a. How do we make our meetings more productive and efficient? Meetings are extremely long, and sometimes not as focused/crisp as could be.
- b. The Board will strive to do a better job with the meeting agenda in determining which items are for the Open portion of the Board meeting and which items are for the Closed portion of the Board meeting. Anything personal or contentious will be first discussed in a Board closed session.
- c. Decisions will be made in consultation with lot owners. Board may discuss first and come forward with a recommendation.
- d. The Secretary (Laura Smallwood) will respond to Board directed questions/concerns or re-direct to the appropriate Board member. All responses are on behalf of the CLRC Board.

### 6) Project Updates

#	Project Name	Project Lead	Update
1	Electrical Upgrade Washroom Row	Ken	<p>Costs are approx. \$6,000 higher due to revised plan. Affected lot owners will be required to pay an additional \$500 per lot.</p> <p>Current solution will not address the remainder of back row plus lots 18 – 22.</p> <p><b>Action:</b> Ken to obtain quote from BC Hydro on a solution that increases amperage on transformer from 600 to 800-1000. Park to pay increase in cost and re-coup from lot owners from the remainder of back row plus lots 18 – 22 when their upgrade is planned.</p>
2	Lot 42 – 45 Wall	Ken (with Mike)	<p>Waiting until September and determine if a temporary fix or a permanent fix can be completed.</p> <p><b>Action:</b> Jack to ask Jim to put up security tape/fencing.</p> <p>A permanent fix will affect lot owners of lots 42 – 45 and they must be prepared to leave their lots quickly if it is determined that we can proceed with the permanent fix.</p>
3	D'Arcy Lubin issues	Mike	<p><b>Action:</b> Mike, Jack and Ken to talk to D'arcy about dock attached to our piling.</p>
4	Lot 53 Boundary Fence	Mike	<p><b>Action:</b> Jack to speak with Terry</p>

			about issues/concerns.
5	Park Road/Area Naming	Brenda	In progress. <b>Action:</b> Brenda to send out more suggestions.
6	Fire Pit/Central Gathering Area Point	Jack (with Ken)	Jack is donating propane fire pit for use in the beach/boat launch area. Owners to bring own propane.
7	Asphalt/Drainage at Lot 59/Speed Bumps	Ken	Rubber speed bumps purchased. 4 sets of speed bumps will be installed on the "in" road. <b>Action:</b> Jack to ask Jim to build berm in front of Lot 59.
8	Golf Cart	Jack	In progress. Can not get running. Have asked George Hillier to look at.
9	Property Tax Review	Brenda	Defer to next meeting.
10	Lot 10	Mike/Jack	Lot has been cleared.  <b>Action:</b> Jack preparing estimates on a number of options.
11	Beach Lot Owner Parking	Jack	In progress.
12	Back Row Parking	Jack	In progress.
13	Back Fence	Jack	Approved fence replacement on back row from front roadway to end of Lot 41 (solid 6' boards). Budget of \$10,000. George Hillier to lead. <b>Action:</b> Jack to speak with neighbour regarding cost sharing.

## 7) LIRF Update

- a. Lot 59 request for removal of tree approved. Tree is pushing on retaining wall and extremely close to services. **Action:** Jack to talk with owners of Lot 57 regarding tree pushing on retaining wall. Both trees will be removed in the fall.

## 8) Sunfest Readiness

- a. Lot owners need to be diligent in ensuring people in the park belong in the park.
- b. **Action:** Jack to inform Jim that washrooms under the house are to be closed. The septic field can not handle additional load.
- c. **Action:** Jack to ensure Jim puts up same signage as last year.

## 9) Neighbour Pumping Hours

- a. Quiet right now, no further action needed at this time.

## 10) Lot 17 Rental

- a. Increase to \$5,000 plus hydro for 2019.
- b. Increase winter storage rate to \$75 plus hydro.

## 11) Boat Trailers

- a. Defer removal of boat trailers from boulevard until next year.

- b. **Action:** Jim to landscape boulevard during the winter eliminating the ability to park boat trailers.

**LIRF Status Updates**

- Lot 54 – Boat replacement – approved
- Lot 48 – New unit – approved
- Lot 6 – Hot tub – approved
- Lot 6 – New gazebo – approved
- Lot 2 – Fence replacement – approved
- Lot 57 – Repair cedar portion of retaining wall – approved
- Lot 29 – Aluminum awning – approved
- Lot 30 – Repair steps/deck – approved
- Lot 4 – Install fence panels and gate – approved
- Lot 59 – Tree removal – approved