

## **Board Meeting September 30, 2018 (Closed Session)**

Attendance:

In Person: Mike Dix, Jack Pagani, Lloyd Ferguson, Sue Fox, Laura Smallwood

Absent: Ken Burke, Brenda Rafter

Start Time: 10:00 a.m.      End Time: 2 p.m.

### **1) Approval of minutes from Board Meeting on August 25, 2018**

Approved.

### **2) Financial Update**

- a. No large bills pending. Little change in financial situation since last report.

### **3) Lot 13 Request to Rent Unit**

- a. Waiting decision of arbitrator

### **4) Lot 4 Eviction With Cause**

- a. Tenant replied to application to Residential Tenancy Branch.
- b. Hearing set for October 23, 2018.
- c. **Action:** Laura to work with Mike in compiling witness statements and required documentation.

### **5) LIRF Lot 7 – Moorage of Plane Inside of Log Booms**

- a. LIRF has been withdrawn.
- b. Lot owner will submit a new LIRF requesting permission to dock plane on CLRC docks during winter months.

### **6) Lot 6 LIRFs – Shingle Roof Over Deck and Extension of Living Area**

- a. **Action:** Laura to request further information on both LIRF's. Owners will be asked to provide design details so we fully understand what is being requested and how it would be completed (i.e. changes, materials). In essence, the level of detail a building inspector would require.

### **7) Rules and Regulations**

- a. Rentals
  - i. Fully understand some lot owners want no rentals, some want 1 month minimum rentals, some don't care.
  - ii. Renters are not our only problems. We have had problems with lot owners and guests as well.
  - iii. Real issues seem to be rule enforcement. We all need to do better when it comes to reporting rule violations. Fines need to be assessed when rules are broken.

- iv. Attempting to limit rentals will only drive lot owners “underground” (suddenly there are more “relatives/friends”). Extremely difficult to control/manage/police
- v. **Action:** Laura to draft wording for updated rule (i.e. Renting of lots is not encouraged but permitted providing lot owner demonstrates they are able to well manage. A lot owner who cannot well manage their lot rental will have their rental privilege revoked. Also add, in future the Board will screen all prospective buyers.)
- b. Business on CLRC Grounds
  - i. No business based/operated on CLRC grounds. Rental of lots is not considered a business.
- c. Seadoo Insurance
  - i. **Action:** Sue to contact lawyer to obtain legal opinion regarding liability. Will a waiver work? Can this be extended to boats? How are we affected with uninsured motorcraft in our marina if an accident occurs? Does our insurance increase?
- d. Boat Trailers
  - i. **Action:** Laura to draft rule update permitting boat trailers onsite for the weekend the boat is being launched for the season and the weekend the boat is being taken out of the water at the end of the season.
- e. Hedge Height
  - i. **Action:** Laura to draft new rule limiting height of hedges to the unit gutter line.

#### **8) Lot Sales**

- a. Lot 10 – no update. **Action:** Laura to notify lot owners. Lloyd to put on Used Victoria, Used Nanaimo and Used Cowichan. Asking price is \$190K
- b. Lot 17 – offer received but not accepted. **Action:** Laura to notify lot owners. Lloyd to put on Used Victoria, Used Nanaimo and Used Cowichan. Asking price is \$125K

#### **9) Lots 42 – 45 Docks**

- a. Laura sent out proposed rule changes and did not receive any feedback. Meeting with lot owners needs to occur in new year.

#### **10) AGM Date**

- a. Proposed date of Sunday, November 25, 2018. Date to be confirmed.