CLRC Board Meeting July 19, 2015 – In Camera Minutes

1) **Confidentiality**:

Issues under discussion (verbal or e-mail) must stay within the Board until they are ready to be communicated to all.

2) **Meeting Behaviour:**

One of the lot owners called the Board Chair a liar, then left the meeting, only to return sometime later. Is it fair to block access to that person and/or to ask for a public apology?

Decision: In future, behaviour of this type will not be tolerated and the individual will not be permitted to attend the remainder of the meeting or any future meeting until a public apology is received.

3) **Lot 18:**

The Board Chair is not able to say that Lot 18 has fully complied with all they were to do.

Are there still personal belongings on common property? Do we have an obligation to verify?

ACTION: Dennis and Jack will measure next weekend.

The glass panels on Lot 18 are supported from below.

ACTION: Jack and Dennis to check same. Also check the safety of the glass. Is it 5or 10 ml? It will probably need a railing along the top if it is 5 ml. due to building code requirements.

The height of the glass along the front of the trailer on Lot 18 does not meet building code. What needs to be done to remedy this? Do we get them to sign a waiver of risk so the park is not responsible? Is this enforceable or legal? Do we need a lawyer to draft it?

If we are negligent, our insurance as a Board is null and void.

Decision: Safety should be the #1 issue so we need to go back to Lot 18 with the previous 2 issues. We will meet with them as a Board with the following requests:

- fix the height of the railing along the front of the trailer leading to the back of the lot

- the glass panels need a top rail

We need to talk to them as too much time is being spent on this and it is not sustainable. They need to understand it is not personal. We will continue to use penalties for their behaviour. Part of the discussion when they come back is that things are not working as they are and they need to change.

Decision: The Board will meet with the owners of Lot 18 to discuss a number of issues including:

- LIRF appeal

- Lot Improvements Required

- Adherence to rules (i.e. keep the dog contained in the yard, leaving items on dock and common property, parking)

- Meeting behaviour

4) **Dock Re-organization Issue**

a) Both sides felt threatened

b) Both sides were upset with the way it was handled

c) There are 2 different/conflicting stories

d) No one from the Board was present to witness so being very careful to not take sides

e) Mike was doing work on behalf of the Board and felt he had communicated with people affected by the moves

ACTION: Dennis will check with Mike Bourne about what he is trying to do. The plan needs to be re-evaluated to make sure it will work for all. Dennis will make a decision after talking to Mike. We may need to leave it for now. Communication to shareholders should come from Dennis or Jack.

5) **Caretaker:**

Jack feels we are not getting value for our money. We are not getting basic services let alone 30 hrs of additional labour per month.

ACTION: Jack will discuss with Norm

ACTION: Laura and Lorraine to meet with Roy and ensure he knows to raise all concerns about Norm’s performance with Jack and does not approach Norm directly.

6) **Security:**

ACTION: Jack to ask Laurel if putting up gates is considered "security"? Will our insurance rates go up?

7) Lot 7

The maple trees need trimming again.

ACTION: Dennis to add to infrastructure project list. In the interim, Dennis will contact owners to see if they will address.

Adjourned at 1240 hours