

# Minutes of Board Meeting, CLRC Inc.

March 18, 2017 @1:00 PM

Held at the park.

Present: Lloyd Ferguson, Randy Prettie, Ken Burke, Jack Pagani, Mike Dix.

Absent: Donna Spence, Laurel Houniet.

## Treasurers Report:

Here is the financial update for the board meeting. The bank balance is at \$185,353 with all accounts current except one and I am hoping to have the cheque next week. Remember this is half of the year's fees paid before we hit the spring start up and summer expenses including property taxes. Also, there are 10 owners that have already paid for the whole year in that balance as well.

## This meeting is to determine which capital projects are priorities for 2017, and to agree upon a plan of action to proceed on each:

The Board finalized the capital project priorities for 2017, subject to confirmation of available funds by the Treasurer, and no significant objections from shareholders.

There are a number of items that we need to address in the park to improve safety, functionality, and visual appeal. The Board has done its due diligence in creating designs that meet these three criteria, and at the best possible value.

These projects will be funded through existing capital reserves, so there will be no direct cost to shareholders. Other projects funded via the park maintenance budget will also be proceeding shortly, such as the replacement of the electrical shed in front of the Lot 7 retaining wall (the rest of the electrical upgrade from 30A to 50A is being funded by Lots 54-59).

The Board would like to provide the opportunity to shareholders who would like to know more, or have concerns, about any of these initiatives. An email is to be sent to shareholders, to inform about the plans and to provide an opportunity for feedback.

The capital projects are as follows:

1. Swim Dock replacement and re-design. This is a safety issue that we cannot defer any further. The new design will also provide future potential use such as PWC moorage on the north side. Price: \$15k through Drake, the dock builder. The old swim dock will be replaced entirely. The new swim dock will be 6' wide and attached to the existing swim platform, and connected to the shore via a 40' aluminum ramp. Ken B. is the project manager.
2. Temporary grading and fencing on Lots 42-45 until the wall gets re-built in early September. Budget estimate: \$1k. Randy is the project manager.

3. Replacement of the retaining wall at Lot 7. The wall is leaning even more than the last measurement and is now a critical safety issue. Price: \$25k through bids. Design (Allen Blocks) and competitive bid process is complete, and Ken B. is the project manager. Be aware that we will unfortunately lose the two mature trees along the wall perimeter, including the beautiful tree in front of Lot 7's deck and the maple at the edge of the driveway.
4. Replacement of the Sa-Seen-Os Rd fence panels and posts. Materials: \$8k (\$5k already set aside for panels from last year), with labour via work party. The panels will be 6' high and be like the ones we recently used around the garbage bin. Jack is the project manager. Anyone interested in donating labour, please contact Jack.
5. Conversion of the lower part of the house to a caretaker's suite (expanding the current suite into the workshop area), adding a kitchen and living/dining room. Contingent on concluding a caretaking contract with Jim Bourne and him having the skills to do the reno at no cost for labour. Budget estimate of \$10k for materials, plus electrical/panel work as required to bring it to code. Ken would provide oversight for this project.
6. If Project 5 goes ahead, then we will need to establish an alternative workshop space for tools, tractor mower, pumps, and materials etc. We could use the existing location of the old shed between the house and Lot 9, and build for approximately \$10k. Ken B. would be the project manager. We would also have Jim as an onsite caretaker for 2017. He would temporarily reside in the upper suite while the lower suite is getting built. Project completion for the suite would be June 1.

Meeting adjourned around 4PM.