

Draft Minutes
Board of Directors Meeting
SunKatchers RV Co-operative
July 19, 2018

CALL TO ORDER - at 10:05 AM by Chairperson Les Kennard

WELCOME AND REMARKS Les welcomed the attendees.

BOARD MEMBERS IN ATTENDANCE Jake Olfert, Vicki Matchett, Lis Rettke, Jan Coles, Jeff Swanson, Les Kennard, Peggy Broderick.

Regrets unable to attend: Denny Phillips, Don Gedlaman.

ADDITIONS TO AGENDA Financial Review Committee Report, Aubrey Mills

MINUTES OF June 14, 2018 MEETING OF BOARD OF DIRECTORS

Errors or Omissions ...none were reported

APPROVAL OF MINUTES BOARD OF DIRECTORS

Move to accept minutes of BOD meeting of June 14th, 2018 by Jeff Swanson; motion seconded by Lis Rettke. All in favour. Motion passed.

OLD BUSINESS

Les 1. Standpipes are progressing. Les has not yet been able to reach Keremeos Fire Chief to discuss fire standpipes.

2. Still trying to reach Tim, Keremeos Ambulance, to discuss moving AED out of the library, and also to set up an additional training session on the AED.

NEW BUSINESS

Reading of letter to BOD from Don Gedlaman by Les.

Jan Coles made a motion to table Don's letter until he can be at a BOD meeting. Jake seconded the motion. All in favour. Motion passed.

Les chose to respond to the two items in Don's letter that he could, as he will not be able to attend the August meeting.

Les 1. Yes, there was a motion passed at the May 17, 2018 BOD meeting for 10 standpipes. There was no discussion centered around doing about 10 per year. Funding is shown in the budget – amount of 10,000 dollars. The BOD did not vote on the standpipe work beyond this. Les made a decision, based on the opportunity of very reasonable labour costs. Harris would have cost about \$300/site. Harlan and Meghan charge \$150/site. Les said he ought to have sought BOD approval. However, he also felt he has not been wrong in going forward on behalf of the Park. He said that if the BOD wishes to vote on it now, we'll do so. If the Board decides to stop it, we'll stop it.

Jan Coles—At the May meeting, the Board discussion left the implication the work would proceed.

Jeff Swanson—Some sites are too tight for Harris to work at all.

Jan—We know that 10,000 dollars will not cover the full cost.

Les—We'll be about 5,000 dollars short.

Jake—The current pace of work will take about 25 weeks to do all. Increased pace in the fall could shorten the total time. Apparently Harlan and Meghan would like to finish all the work this year.

Draft Minutes of Board of Directors Meeting
July 19, 2018

Les—Feedback so far has all been positive, such as Great idea, Water tastes great, and No problems.

Les 2. Approval to apply for two licenses. The first was for 300.00 and the second was for an unknown amount.

Jeff then detailed the issues involved with both licenses. Discussion further explained the difficulties that may go along with getting these licenses. The first license, “Section 10”, for 300.00, is to acquire the water license again, that Sunkatchers had at one time. Jeff said that this may be very difficult to get back. As for “Section 11”, applying online was tried three times but the process would not allow completion of the online form. Also noted by Jeff, that Mr. Yee Lee, the Minister’s representative, said that if we had still had the water license, and the archeological study, we could now go in to do the work of clearing out the driftwood, and other work to create better flow down the channel. Jeff thought the archeological study had been done at the time the rip rap was put in place. Les thought one was not done. He said that Sunkatchers had paid 300.00 for a license. Then the local Indian Band sent us a bill for 500.00 to proceed. At that point, the BOD went no further with the work nor with the archeological study. Jeff suggested we look at our own files on the rip rap work for clarification. The BOD chose to suggest we should approve the application for the water license.

Jake so moved. Jeff seconded the motion. The vote was all in favour. Motion passed.

John Newman’s letter was left for last due to length. The next item of new business was Art Foss’s concern about irrigation replacement below Sites 103 to 107.

Les—We need to trench a line down the slope from Site 108 and under the road. This new setup will not be connected to Jack Plewes’s water system. We need to get Todd from Blue Waters out to consult on a plan next. Irrigation for the lawn area beside Site 108 should be included in the consultation with Blue Waters.

Jack Plewes noted for information that trenching is not needed. A machine is used to pull the line through the 1 1/2 inch line.

Responses to John Newman’s letter.

1. Les—to change our share certificate template to read “Director” under the signature line. We will make this change, as it is required for compliance with our own rules.
2. Les—Insurance hazards. The Keremeos Fire Chief did not state a maximum height limit to the cedar hedges. They simply do not like these hedges because they are a fire hazard. The fire chief will not state a height maximum, nor will he put his comments in writing. Question, Can we make members remove these hedges? No, I don’t think we can insist they go. I don’t know what we’ll do.
3. Garbage area-- Lis and Jake have ideas and they are collaborating there.
4. Scrap metal—If you don’t put it where we save metal for recycling then take it to the landfill yourself. Otherwise, someone who helps maintain our garbage area will be put in the position of removing and paying for items at the dump. Also, Lis commented, regarding the two office chairs left in our garbage area, that we must pay. We are stuck with these.
5. Lights on our outbuildings—We have motion sensor types on some of these. Could others be of the same type. Comments were that there have been many visits to this subject, that it is an ongoing issue, and that changes made to accommodate some concerns bring new concerns and complaints from others. Lis did a walk all around the Park at around 10 pm, Sunday July 15th. She saw no light like at a football field. She suggested a walk around with some Board members at night. There is one light at the corner of the office/washroom building that has been changed many times. There was mention of some annoyance from lighting on other outbuildings at times.
Les—Yes that light has been replaced many times. Can we change it to a less powerful bulb.
Jake—We have lighting for safety reasons that necessitates a certain brightness. Jake will try to get a dimmer bulb.

Draft Minutes of Board of Directors Meeting

July 19, 2018

Les agreed that some Board members will take a walk around to consider lighting concerns.

Additional New Business

Sample of new ballot for motions, special resolutions, election of officers, etc. created by Vicki Matchett. This has been designed so that the details of the content can be changed as needed. The Board thanks Vicki very much.

Requests for Approval

Request for approval of plan from Jim Croft, including detailed drawing, to add carport to dwelling at Site 126.

Jeff noted that the plan is fine as long as it is never closed in. Jake moved to approve the plan. Jeff seconded the motion. The amendment is added that it cannot be filled in at any time on either end or the side. All in favour. Motion passed.

Request for approval of plan from Pat and Gerald Quinn, Site 158, including detailed drawing, to add an awning to the dwelling on that site, as well as changes to deck, railings, and fencing. Jeff moved to approve this plan. Lis seconded the motion. All in favour. Motion passed.

Request for approval of plan from Maureen and Duncan Walker to build a shed on Site 139. Jeff moved that the request be approved. Jake seconded the motion. Duncan then asked to amend his request by adding the stipulation that the porch portion is to remain open unless approval is sought and given. All in favour. Motion passed.

Requests for Action/Complaints/Concerns

Request for action from Evelyn Phillips that Sunkatchers put up a flagpole and Canadian flag, to be located in a common area. The information was provided by Les that, on July 21st, 2017, Art Foss moved, and Ron Schiebel seconded a motion for a flagpole. The motion was passed then. On September 20th, 2017, the cost of this project was approved at 221.04 plus tax. Art did not proceed. At the present meeting, a motion was made by Jeff to spend up to 250.00 plus tax at this time. Motion seconded by Vicki. All in favour. Motion passed.

Miep noted that in the past our elected representative would give a Canadian flag if asked.

Letter of concern/complaint/suggestion regarding a problem item on a nearby site.

Les requested that BOD have a letter drawn up addressing the concern on behalf of the Board, to be delivered by himself and Jeff.

Letter from members on Sites 142, 143, 144 and 145 stating that the brightness of an outbuilding light interferes with their enjoyment of their properties.

Les—This concern will be looked into after a group of directors has done a nighttime walk around.

Question from Susan Kennard –Can the dip in the ground below Ron and Carol's be filled in and leveled up in order to resist repeated flooding there when water seeps in. Discussion by Jack, Susan, Jeff and Miep with no resolution as to what to do. Les—We leave it on hold for now.

Directors' Reports

Treasurer's Report Jan Coles

Treasurer's Report attached forming part of these minutes. Also, Jan brought up that the process of setting up the pre-authorized debit method for payment of fees by members is going very well. She therefore extended the opportunity to enroll in this plan up to July 25th, 2018.

Les wished to go on record to state that the Board appreciates that Jan has saved the Park over 25,000.00. Jan brought up that the number is about 29,000.00. This saving came primarily as a result of applying for

Draft Minutes of Board of Directors Meeting

July 19, 2018

the homeowners' grants. Jeff moved that the Treasurer's report be accepted. Lis seconded the motion. All in favour. Report accepted.

Landscaping Report Lis Rettke

Les read out this report. Thanks to Jeff and all who have helped him already to repair flood damage. Irrigation is back in at the firepit. Blue Waters has been in to do some work. We have bought a new weedeater for 500.00 as the old one needed 300.00 in repair costs. The hot weather has limited the amount of yard work that has been done. We work when we can. Les also thanked Jeff and Lela for work on the firepit. He also noted that we need to treat our equipment with more care.

Membership Report Vicki Matchett

As of July 19 we have no improvements for sale. We'd like to welcome Bruce Littau, at Site 116, and Debra and Glen Dickie, at Site 133, to Sunkatchers. Bruce became a member June 14th, 2018, and the Dickies became members June 29th, 2018. Shares were redeemed June 14th, 2018 by Frank and Faye Galbraith, Site 116; and by Garry Ness, June 29th, 2018, Site 133.

Pam Swenson has submitted an application for membership and has had a tour. She is now awaiting approval by the BOD. There has been one email inquiry of interest, to which we have responded..

John Newman wanted it noted that the sale of improvements is on condition that purchasers become Park members or they remove their improvements.

Motion to accept Membership Report by Jeff and seconded by Lis. All in favour. Report accepted.

New members need to be added to the switchboard. Les said he will see to it.

Les—Vicki, if there is a membership application that has been approved by the membership committee, let us approve the applicant now. Les reviewed the paperwork and the membership committee has approved the applicant. Vicki moved the Board accept Pam Swenson's application. Jeff seconded the motion. All in favour. Application accepted.

Vicki has redone our **Membership Flyer**, correcting the fee amount. There is a question as to what the email address should be for inquiries. The email address should be Admin@Sunkatchers.com. Inquiries may then be forwarded to the Membership Committee Chairperson by the secretary. The phone extension should be 100. Vicki will complete these corrections to the flyer, print some, and place them in the holder outside.

Miep suggested that, customarily, the chairperson of this committee has been a director. That would mean that Vicki should be Chair. Discussion then led to the decision to make this change. It would be appreciated by the BOD if John Newman would agree to stay on as a committee member.

Infrastructure Report Jake Olfert

The occasional water on the floor in the shower room near the door appears to be rain driven in. There is no dampness in the ceiling, and the door sweep is good. Jake is meeting with Lis to share ideas over fencing and layout at the garbage area. Denny filled in the sinkhole in front of Katchers' site. Jake is looking for a tile cutter so that he can complete some tile repair in the clubhouse. (This report was delivered orally and there is no written copy to attach to these minutes.)

Lis inquired about the bath/shower room floor project. Les said that there was an issue over getting the skim coat done, and that he will speak with Albert. Lis moved to accept Jake's report; Vicki seconded the motion. All in favour. Motion passed.

Draft Minutes of Board of Directors Meeting
July 19, 2018

Financial Review Committee Aubrey Mills

Aubrey brought up matters of information he was seeking from Treasurer Jan Coles. Aubrey asked for information Jan did not have at her fingertips. Jan and Aubrey agreed they could meet to go over his specific questions on a later mutually agreeable date. Jan then had to leave to keep an appointment at the Credit Union.

QUESTIONS FROM THE FLOOR:

Aubrey—Jan gave her report orally. Is there also a written report? Les—Yes the report is usually attached to the minutes.

Gord—Is it necessary to get BOD permission to change hedges and fences? Les—No, if you want to take out your hedge or put up a cedar fence, no permission needed

Gord—Has there been anything done, are we supposed to get rid of these big hedges? Les – Optimally, yes, but we as a BOD cannot instruct anyone to remove hedges unless we compensate them for it.

Lis—An 8 foot cedar is about 70 to 80 dollars.

Ron --|About the silt below by place, can I go and level it? Yes. Wear a mask.

Judy Creed—There is an area of silt below their lot as well. Lis—I plan to go around the whole park to see how to proceed. There is a need to seed silty areas, first adding soil and raking silt. This may need another 10 yards of topsoil.

Lis—All our lawn areas save us from dealing with much more dust all over at any time the wind blows.

Les—What are we doing with the road down below? Jeff—by the firepit? We are going to put 2 loads of crush over it. And move some bigger rocks out of there. Again, masks are needed to work down there.

Miep—looking for a photo album from the shelf here in the clubhouse. Does anyone know where it is?

Evelyn said thanks for opening the question period.

DATE OF NEXT BOD MEETING

August 23, 2018.

MOTION FOR ADJOURNMENT

Moved by Jeff **Seconded:** by Vicki that we adjourn the meeting.

CARRIED

Meeting adjourned at 11:35 A.M.

Chairperson

Date

June 26, 2018

To The Board of Directors
Sunkatcher's RV Co-op
4155 Hwy 3
Keremeos, BC V0X 1N1

Dear Board Member.

Although I will not be at the next Board of Directors Meeting, I would like to get a few questions answered by the Board.

Amortization

- What are we amortizing and what is the value of items we are amortizing?
- Is this a tangible or intangible asset?
- How is the amortization figure arrived at?

Income for 2018/2019

- Income advertently missed involving over \$35,651. What is the amount not spent as budgeted?
- I have seen nothing in the budget to reflect this amount on the expense side.

2018/2019 Park Taxes

- Shown in our expense line at \$10,000. 2016 is the last actual tax cost that I have found was \$2,972. Why is our tax up by approximately \$7,000?

I noted a \$10,000 expense for water system service and repair. Is this for standpipes or something else?

In the May 17th, 2018 Board meeting a motion was made to purchase 10 – 6' galvanized standpipes to be installed on 8 priority sites. The surrounding discussion centered around an ongoing replacement of approximately 10 per year. Where is the funding shown for the purchase and installation of approximately 30 to date? Was there Board approval for this that I am not privy to?

I received no communication from the Board of Directors regarding my request for funding for application for a water license for Sunkatcher's RV Park nor did I get a response the Board of Directors for an application for a license to do work within 30 m (ie – Similkameen River). If we are granted licenses they will spell out exactly what work

we can do. Government will not speculate on what the licenses will permit until they are issued.

I hope the Board of Directors will continue with regular meetings on the 3rd Thursday of every month as long as we have as quorum present.

In the past, I have requested that all communication to the Board of Directors be circulated to the Board members prior to the meeting and I would like to see this followed up on.

Thank you for your consideration of my requests.

Don Gedlaman, Board Member

To The Board of Directors

Sunkatchers RV Co-op

For Consideration at the July 2018 BOD Meeting

1. Share Certificates Rule 9.3: **Manual signing of share certificates:**

Every share certificate issued by the Co-op must be signed manually by at least one Director or officer of the Co-op

Presently our share certificates have only the title CHAIRPERSON as the signing authority. This caused some confusion when the Chairperson was not in the office and the Secretary felt it necessary to have only the chair sign the certificates. According to our rules any one director could have signed the certificates.

I suggest the Certificate Template be changed and the word CHAIRPERSON be replaced with DIRECTOR

2. Rules and Occupancy Agreement Website Copies

Presently the Rules and Occupancy Agreement on the web site do not reflect changes to our rules. I suggest that a PDF file of the current copy be E-mailed to Maggie our Website coordinator and the older copy be replaced.

3. Insurance Hazards Occupancy Agreement rule 9.01: A member shall not suffer anything to be done or kept therein which shall increase the cost of fire, liability and other hazards insurance.

I have heard that the fire marshal has stated that the cedar hedges are a fire hazard. I have also heard that he what he has said is they should

John Newman 160

be kept to a 6 foot height so that firemen can work over them while fighting a fire.

Perhaps if we could have the fire marshal put his recommendations in writing to Sunkatchers RV Park Co-Op we could take necessary action.

If the hedges are a fire hazard then they should be taken out. A fire may not start within the hedge but it could hinder fire fighting efforts or act as fuel, exacerbating a fire which has started elsewhere on a site.

If the fire marshal says the hedges must not exceed a maximum of 6 feet then members must take action to cut hedges so that they do not exceed 6 feet.

4. Garbage Area Fencing (repair and reconfiguration) Lis have some ideas concerning this undertaking. See attached

5. Scrape Metal Is metal being put beside the diesel and gas tanks next to the workshop to be salvaged and sold? If not members should take all old metal items (barbecues, aluminum gutters, siding etc.) to the landfill. Remember any metal left in our garbage area relies on some good soul to cart it off to the landfill. Other non recyclable materials (garbage) should not be left in the garbage area. There is a minimum charge of \$5 that a good soul who keeps the garbage area debris free must pay at the landfill.

6. Lights on Out Buildings: Why are they necessary? If they are necessary by law on electrical and pump house buildings can they not be changed to a very low wattage? I can see why members in nearby sites would be aggravated by the brightness. At night it looks like a football stadium field. The light on the club house by the gate is activated by motion and remains dim until someone walks or drives up to it. Can other lights be of this type?

John Newman
160

From: John Newman sea606@icloud.com
Subject: Garbage Area Fence
Date: May 19, 2018 at 1:54 PM
To: sea606@icloud.com

Garbage Area Fence

Repair and Reconfigure:

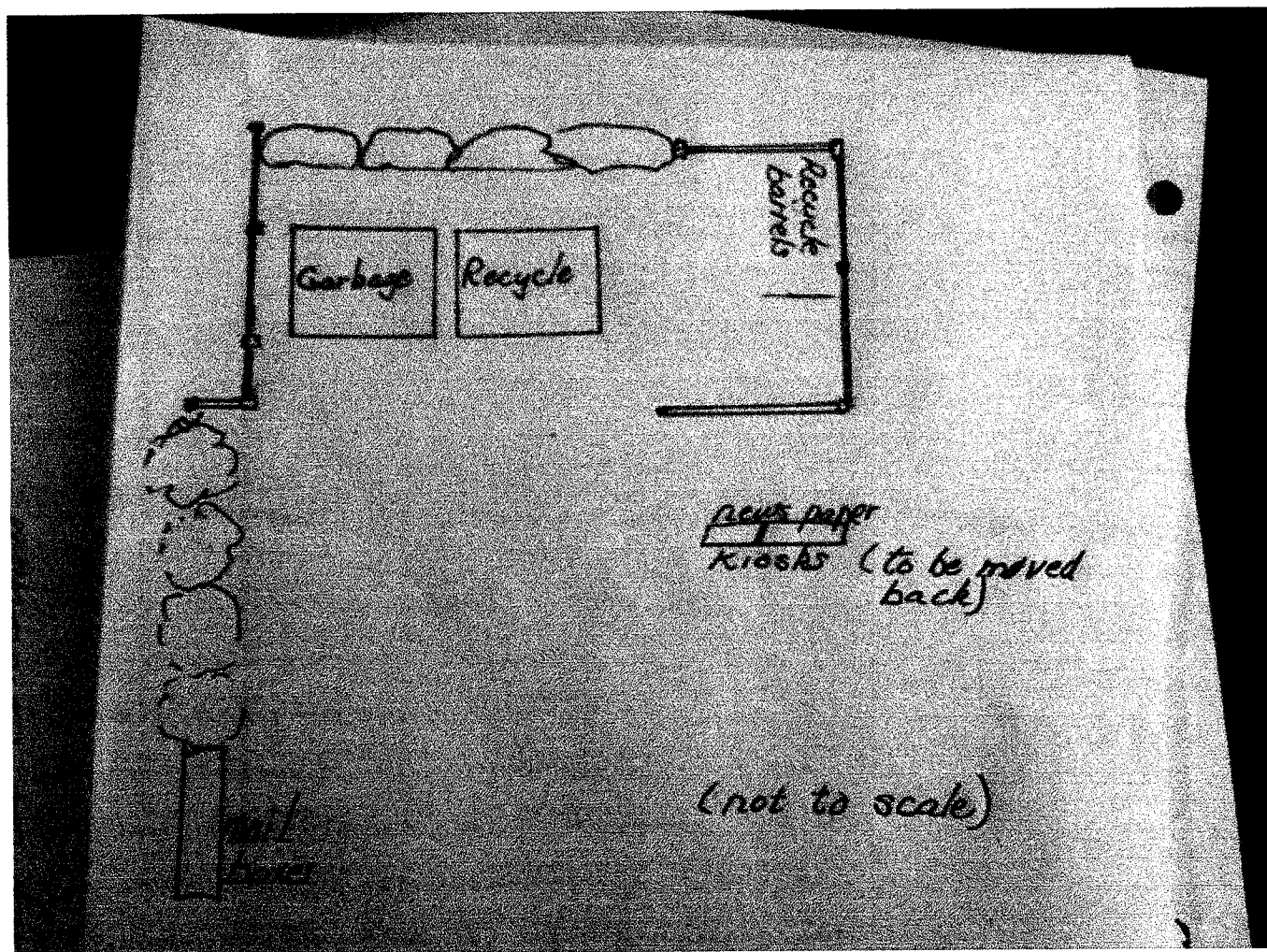
Two sections of the fence facing Claude's home are needing to be repaired or replaced. Fence sections from the old blue bag recycle area may be repurposed for this.

The fence sections that were meant to hide the blue bag area (recycle is now put into the big bin) are not needed since that blue bag area is now not used. These two sections can be reused

elsewhere. (See above) Removing this section would make it easier for the garbage trucks to access the bins.

The small fence section closest to the mail boxes is not needed as there is a large evergreen tree to act as a natural barrier. This L shaped section could be moved to the right and close off the opening that now exists. This would lessen the opportunity for unwanted guest to enter the park. It would also encourage members to use the roadway to get to the clubhouse, mailboxes and garbage area instead of cutting across the lawn. There are now two worn paths created from such foot traffic.

From: John Newman sea606@icloud.com
Subject: Garbage fencing reconfiguration
Date: May 19, 2018 at 1:57 PM
To: sea606@icloud.com



Sent from my iPad

Share Certificate Signing

9.3

RULE 7 Share structure

7.1 Authorized share structure

The authorized share structure of the Co-op is set out in the Memorandum and defined in rule 1.1.

7.2 Investment shares

The Co-op will not issue investment shares.

RULE 8 Payment for shares

8.1 Payment for shares

All shares must be paid for in cash.

RULE 9 Share certificates

9.1 Issuing of share certificates

The directors may in their discretion, but are not required to, cause the Co-op to issue share certificates in respect of shares of the Co-op.

9.2 Form of Share Certificate

Every share certificate issued by the Co-op must comply with the Act and be in a form approved by the Directors.

9.3 Manual signing of share certificates

Every share certificate issued by the Co-op must be signed manually by at least one Director or officer of the Co-op.

RULE 10 Redemption of shares

10.1 Requirements of Redemption

A member may not transfer his shares except by redemption to the Co-op for an amount equal to the Capital Share Value of such shares.

10.2 Form of Redemption

The withdrawing member shall deliver the shares certificate to the Co-op stating that he is applying for redemption. If the certificate has been lost or destroyed the directors may, at their discretion and upon such conditions as they may specify, waive the requirement for delivery of the certificate.

SUNKATCHERS RV PARK CO-OPERATIVE

COMPANY

NUMBER OF SHARES 100
CERTIFICATE NUMBER 177
CLASS COMMON
PAR VALUE \$100
DATE OF ISSUE Aug 10, 2010

REGISTERED HOLDER

[REDACTED]

TRANSFER (OR ALLOTMENT) FROM

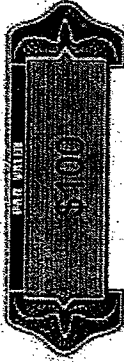
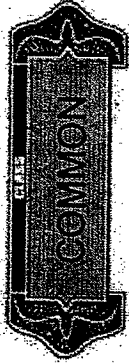
Allotment

CERTIFICATE RECEIVED

DATE Aug 10, 2010

[REDACTED]

INCORPORATED IN THE PROVINCE OF BRITISH COLUMBIA



TRANSFER OF THESE SHARES IS RESTRICTED

SUNKATCHERS RV PARK CO-OPERATIVE

THIS CERTIFIES THAT

is the registered holder of the number and class of shares described hereon, such shares being fully paid up and non-assessable in the Capital of the Company, and subject to the Memorandum and Articles of the Company, transferable on the books of the Company by the registered holder in person, or by Attorney duly authorized in writing, upon surrender of this Certificate properly endorsed.

IN WITNESS WHEREOF the Company has caused this Certificate to be signed by its duly authorized officer(s), and, where required, to be sealed with its common seal, on the date of issue.

Margaret Eklund
VICE CHAIRPERSON

(17710)

Re Cedar Hedges

8.02 Good neighbour provision

The Member will not and shall not permit any person to use the Site in any way or engage in conduct which interferes with or disturbs other members' quiet or peaceful enjoyment of the Development or unreasonably annoys or interferes with the other members of the Co-op by sound, conduct or other activity, or which obstructs or interferes with the rights of other persons, or obstructs the roads, sidewalks or areas designated as common areas, or injures the reputation of the Co-op, or in any other way breaches this Occupancy Agreement.

9

Insurance Hazards

9.01 Responsibility for hazards

The Member shall not cause or permit any nuisance, or activity on the Site or in any part of the Development, nor suffer anything to be done or kept therein which shall increase the cost of fire, liability and other hazards insurance upon the Lands or the Development or the contents therein.

10 Alterations to Property

10.01 Alterations require consent

The Member shall not make or permit any structural alterations, changes or additions to the Site, or any alterations, changes or additions in or to the exterior of the Development or any building or structure forming a part thereof, or any part of the interior thereof, except with the prior written consent of the Directors. Consent shall not entitle the Member to reimbursement for any amount expended by the Member for alterations, additions or changes.

10.02 Restoration costs

The Member shall pay all costs of repair and restoration of the Site which result from alterations, changes or additions made by the Member if the alterations, changes or additions have not been approved by the Directors, and if the Member refuses or neglects for a period of ten days following receipt of written notice from the Directors to repair and restore the Site to its original condition, then the Directors without further notice to the Member may cause repair and restoration of the Site to be made. All expenses and costs incurred by the Co-op in doing so shall be due and payable by the Member to the Co-op immediately upon written notice to the Member.

**Les Kennard** <rovingkennards@gmail.com>

rework area

1 message

Art Foss <afossmgt@gmail.com>

Sun, Jul 8, 2018 at 8:04 PM

To: Les And Sue Kennards <rovingkennards@gmail.com>

Hello Les before reseeding the flooded area behind lots 102 to 107 I think a proper irrigation system should be installed.

Regards

Art Foss lot 106

--

Art Foss

Cell Phone; 780-887-4389

E-mail: afossmgt@gmail.com

REQUEST FOR ACTION

Date: May 21, 2018

Site #: 130

Please check one of the following:

☒ **Complaint**

☒ **Concern**

☐ **Park Policy infraction**

☒ **Suggestion/idea**

Have you spoken directly to the person(s) involved? (Good Neighbour Policy)?

☐ **Yes**

☐ **No**

As announced at the September 2006 GM, please be aware that if you have not observed the Good Neighbour Policy the Board will not deal with this Request for Action until that Rule has been met.

Explanation: Please be as specific as possible and include date(s), name(s), location(s), policy/Rule # infraction, suggestion(s) for correction, ideas for park improvements.

See Attached

(If necessary, please attach additional pages as needed)

Submitted by: Wat Zeil

Site#: 130

Signature: DOT GEIB

This form may be submitted to the office, attention: Board of Directors.

May 21, 2018

To the Board of Directors:

I would like to bring to the Board's attention that at the back (river side) of Site #122 is an open compost pile. Kitchen scraps such as orange peels, banana skins, eggshells (uncrushed) etc. are being thrown onto an open pile. Without the use of a proper compost container this garbage pile is nothing but an attractant to animals, rodents and insects and it smells and looks disgraceful.

I'd like to point out that there is a park compost area down by road entrance to the accretion area for the use of park residents.

Respectfully,

Dot Geib

Site #130

REQUEST FOR ACTION

Date: MAY 30, 2018

Site #: 142, 143, 144, + 145

Please check one of the following:

☒ **Complaint**

☒ **Concern**

☐ **Park Policy infraction**

☐ **Suggestion/idea**

Have you spoken directly to the person(s) involved? (Good Neighbour Policy)? Rule 25.1

☒ **Yes**

☐ **No**

As announced at the September 2006 GM, please be aware that if you have not observed the Good Neighbour Policy the Board will not deal with this Request for Action until that Rule has been met.

Explanation: Please be as specific as possible and include date(s), name(s), location(s), policy/Rule # infraction, suggestion(s) for correction, ideas for park improvements.

PLEASE SEE ATTACHED LETTER.

(If necessary, please attach additional pages as needed)

Submitted by: M.J. CREED

Site#: 144

Signature: M.J. Creed

This form may be submitted to the office, attention: Board of Directors.

May 30, 2018

To: The Board of Directors:

This letter is concerning the light on the North West corner of the office and bathroom building.

The light is excessively bright and is a concern to the members on lots 143, 144, and 145 & 142. The light appears to be much brighter than it used to be. Is it really necessary to have such a bright light?

Could a motion light or a bulb of much lower wattage be installed?

The light as it is now is interfering with our enjoyment of our properties.

Your consideration in this matter would be greatly appreciated.

Yours truly,

LOT # 143.

LOT # 144.

LOT # 145.

LOT # 142.

L. Hape
M. J. Creed
Van Ruy
Dena K. Lindaf

REQUEST FOR ACTION

Date: July 6-2018

Site #: 131

Please check one of the following:

☐ Complaint

☐ Concern

☐ Park Policy infraction

☒ Suggestion/idea

Have you spoken directly to the person(s) involved? (Good Neighbour Policy)? Rule 25.1

☐ Yes

☐ No

As announced at the September 2006 GM, please be aware that if you have not observed the Good Neighbour Policy the Board will not deal with this Request for Action until that Rule has been met.

Explanation: Please be as specific as possible and include date(s), name(s), location(s), policy/Rule # infraction, suggestion(s) for correction, ideas for park improvements.

A FEW YEARS AGO, HAVING A FLAG POLE WITH OUR
CANADIAN FLAG WAS DISCUSSED. I DO NOT REMEMBER
WHAT HAPPENED WITH THAT IDEA.
I WOULD LIKE TO SUGGEST WE RETHINK THE IDEA. THIS
WOULD BE A PARK FLAG AND NOT AN INDIVIDUAL SITE FLAG.

(If necessary, please attach additional pages as needed)

Submitted by: EVELYN

Site#: 131

Signature: Evelyn Phillips

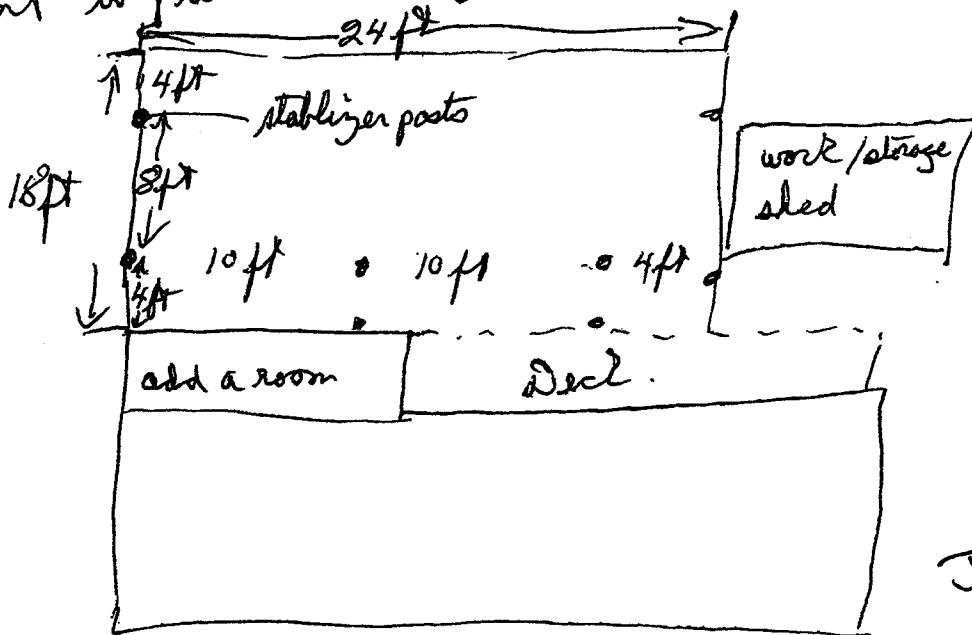
This form may be submitted to the office, attention: Board of Directors.

les took copy of
app. copy to deliver
to Jim C. PS

126 list file

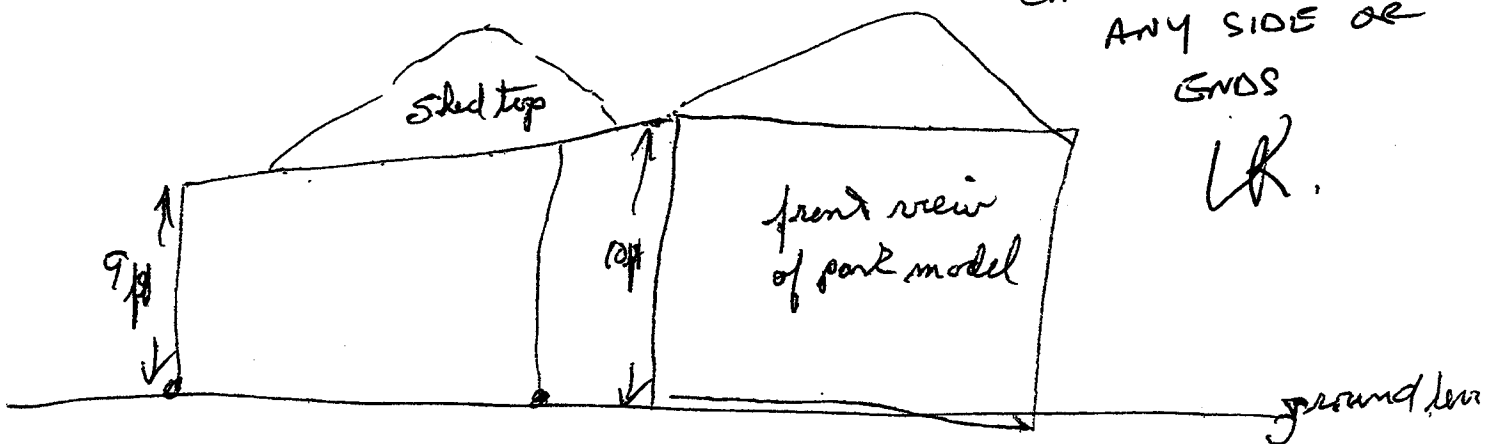
From: Jim Croft #126

Request to add a carport to my unit. Basically, I want to add a structure similar to the one built at #134. It will be from the front of my park model, back to the shed that currently exists in my general parking area. I want to proceed with getting quotes as soon as possible.



APPROVED
JULY 19/2018
CANNOT ENCLOSE
ANY SIDE OR
ENDS

UK.



I hope this is OK and once I have a quote to proceed, I will give the board info on vendor etc.

J. A. Croft June 21/2018

July 14, 2018

To the Board of Directors

Re Lot 158 (Gerald and Pat Quinn)

We would like permission to install an awning on our park model, as per attached drawing, complete with a deck and railings.

Also, once we have removed the existing cedar hedge behind our park model, we would like to install a new 6-foot fence.

We look forward to your approval.



GERALD QUINN

Approved

July 19/2018



to Walkers

July 19, 2018

Please see attached plan for a new
shed and open porch to be constructed
on site #139.

Duncan Walker

Duncan has his original drawings back
& I took a photo for office records.
Plans were approved PB

APPROVED JULY 19/2018

CANNOT FILL IN ANY SLOPE OR GRASS

LF

Please see file in office for plan

SUNKATCHERS AGM MEETING - JUNE 13, 2018

Motions / Nomations

SPECIAL RESOLUTION MOTION #1	Monthly fees be increased to \$120.00 per month as of August 1, 2018 going forward.	<input type="checkbox"/> Yes <input type="checkbox"/> No
SPECIAL RESOLUTION MOTION #2	Should the special resolution to raise the monthly fees to \$120.00 per month fail, we move that levy of \$780.00 per member is due and payable immediately.	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>Requires 50% plus 1 approval to pass</i>
MOTION #1	That the board be reduced to 7 directors from 9. Not enough interest from members to participate in running for positions. Reducing size would make board more effective.	<input type="checkbox"/> Yes <input type="checkbox"/> No
NOMINATION VICE-CHAIR <input type="checkbox"/> Jeff Swanson	OFF THE FLOOR <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
NOMINATION SECRETARY <input type="checkbox"/> Peggy Broderick	OFF THE FLOOR <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
NOMINATION DIRECTOR AT LARGE <input type="checkbox"/> Jake Olfert <input type="checkbox"/> Fred Elves	OFF THE FLOOR <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	

Treasurer's Report
as of
30 June 2018

Notes to Financial Statement

Income & Expense:

1. Shows only occupancy fees collected in April 2018
2. H.O. Grant total Sunkatchers Property Taxes were \$10,407.88
I submitted \$1,915.32, it appears that the dust may have settled and the Grant amount would be the \$8,492.56 that I had calculated.

Balance Sheet

1. High Interest Savings-appears lower than usual, because on May 3, 2018, \$45,000 was moved to GIC - 20 as a Redeemable GIC that pays same as high Interest Savings for the first 9 months (Feb. 3, 2019) and then 3% to maturity.

Landscaping Report July 2018

Flood is gone. We had a lot a clean up to do. On the Riverside and around our firepit. Thanks to all the helping hands. Irrigation is back around the fire pit. Need some more adjustments. Hope, all trees survived. Blue Water was here and fixed some Sprinkler-heads on the park area. Still some fixing to do. & We have good people looking after our machines. We have to be more careful with our machines. We brought a new Weeder on wheels. Grass-cutting works well. We have a great helper for weeding the road and around the buildings. It is allways a lot to do.

But it was too hot. We work when we can.

Thanks to all Lis R. Lands D.

Sunkatchers Co-Op Membership Committee Report July 19, 2018 Board Meeting

Improvements for Sale: (as of July 19, 2019)

No improvements for Sale

New members Welcomed:

- Bruce Littau – became a member on June 14th, 2018 and will reside on Site #116. Please welcome him upon arrival.
- Debra & Glen Dickie became members on June 29, 2018. They will reside on Site #133. Please welcome them upon their arrival

Changes:

- Frank & Faye Galbraith – Site 116 redeemed their shares in the Co-op on June 14th, 2018.
- Gary Ness – Site 133 redeemed his shares in the Co-op on June 29, 2018

Tours and or Membership Applications: (as of July 1, 2018)

- There has been 1 recent tour and membership application from Pam Swenson who is waiting approval.

Interest (as of July 1, 2018)

- There has been one enquiry via E-mail and they have received responses.

Comments:

- Please, if you are selling improvements to non-members, it is on condition they become park members or they may remove improvements.

Respectively submitted,

Vicki Matchett

**For Membership
&
Vacancy Information:**

**Sunkatchers
R.V. Park
Co-operative**

**174, 4155 Hwy 3 West
Keremeos, B.C.
VOX 1N1**

1-250-499-2065 ext ???

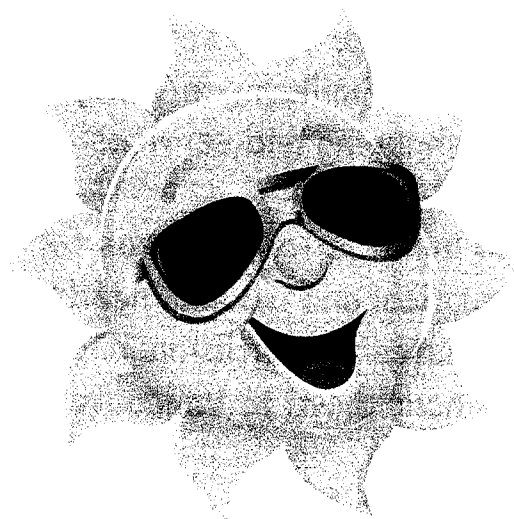
**Email:
info@sunkatchers.com**

**Website:
Sunkatchers.com**

**Visit:
13 km West of Keremeos on Hwy 3
(Between Keremeos & Hedley)
40 minutes East of Princeton
45 minutes South of Penticton**

Sunkatchers
is a B.C. Registered
Co-operative, administered
by an elected
Board of Directors

**SUNKATCHERS
R.V. PARK
CO-OPERATIVE**



**An affordable home base
for Rv'ers
in the beautiful
Similkameen Valley**

**Keremeos,
British Columbia**

Sunkatchers R.V. Park Co-op
was formed in 1994 by a group of
RV'ers who wanted a safe, affordable
"home base".

The acreage they purchased along the
Similkameen River has more than
fulfilled the expectations.

A spectacular rural setting in the
beautiful Similkameen Valley near
shopping and services:

10 minutes to Keremeos for
medical and general needs,
45 minutes to Penticton, and easy
4 hour drive to Vancouver.

A Great Recreation Area:
Cathedral Lakes Provincial Park,
Lake and River Fishing,
Golf Courses, Wineries,
Hiking and Biking,
Apex Mountain Skiing,
and the Okanagan Valley.

USA Border Crossings are nearby.

Members are permanent residents
or
full-time, part-time and
planning-for-retirement RV'ers.

60 Sites
(approx. 48' x 60')

Adult Oriented

Current Membership Price:
\$25,000
(\$10,000 redeemable shares and
\$15,000 redeemable
capital contributions).

Maintenance Fees
(currently \$120 month)
pay for:
quality well water,
underground utilities,
sewer, refuse disposal, telephone,
basic property taxes and general
park administration.

Wi-Fi, Satellite and Cell Services
are available.

Storage Sheds, Rv's
and Park Models
are permitted.

"A year-round or seasonal home"

Sunkatchers is a Co-op with
Privileges and Responsibilities
shared equally.