

Draft Minutes BoD, Sunkatchers RV Park Co-operative
September 13th, 2019

Call to Order : 2:00 PM

Welcome and Remarks : by Jake Olfert, Chairperson

Board Members in Attendance: Cathy Chadsey, Ernie Gavelin, Heather Katcher, Vicki Matchett, Jake Olfert, Jeff Swanson, Maureen Walker, Denny Phillips

Regret unable to attend: Peggy Broderick

Approval of minutes of August 15th, 2019.

Jeff Swanson moved, and Maureen Walker seconded,
that the minutes of August 2019 be accepted as presented.

Motion passed.

Reports from Board of Directors

Vicki- Membership- A new membership application has been received and membership has been approved for Allen and Wendy MacKennon. They have purchased the improvements on Site # 142.

Maureen - Landscaping- Nectarine tree behind clubhouse is damaged and needs to be replaced.

Maureen moved and Cathy Chadsey seconded that
the tree be removed. Motion passed.

It may be replaced with a vine for the pergola, instead of another tree. That could simplify mowing there. Maureen will speak to Albert about the cottonwood tree that is being removed from the accretion area. Other plans are in the works for October.

Heather- Photos of pizza oven sent to Insurance for Liability only coverage. There has not been any contact with China Creek regarding liability of the tower. A quote will be sought for liability only on the tower on the Sunkatchers policy.

Because of some browsers not allowing access to our current site, an SSL certificate is required because our site involves emails and passwords. The cost is 51.00 for 2 years.

Heather moved and Jeff seconded that

Sunkatchers purchase the SSL certificate for 2 years. Motion passed.

Further discussion on the web page - there will be no passwords on the new site at this time. Photos have been altered with watermarks and reduced quality to reduce downloading from site.

Jeff - regarding Adopt a Highway, as there has been no response from the new contractor involved, Jeff will try to make direct contact with Dept of Highways in spring. John Dueck has volunteered to take on the project.

The new FSR contract has been signed and Jeff requested a letter be sent to Curtis Deobald to inform and thank him. (Please note that this has been taken care of by Peggy.)

Cathy- Financials - Billings for occupancy charges for October to May have gone out. Anyone not wishing to pay in full is asked to sign up for auto debit. For the GM, Financial reports for 2017 and 2018 will be restated with amendments from the accountants. We are staying within the budget about equal with last year. Garbage pickup will be reduced to every 2 weeks, starting October 1st, for the winter months.

Correspondence

A notice was received from CHF regarding a conference in Richmond. One of the topics is conflict resolution. The cost is 190.00 plus.

Old Business

Hydrants - As we have not been able to get anyone from the Park to dig out the hydrants, and Harland is busy elsewhere, Jake will contact Harris Contracting for a quote. Caution must be taken as the power lines are just a few inches below the water lines in the same trench. Also, a second line for landscaping will be added.

Accretion storage - This item is considered resolved. Members are requested to keep their spaces in the accretion free of weeds. Maureen will roll the general cleanup of the accretion area into the planned fall cleanup. Cathy offered a policy document with regard to possible rules for the accretion- no action will be taken by the BoD.

Tax motion- Discussion took place. The method of tax billing from BC Assessment seems to be changing yearly. If the tax motion is not put forward as a policy, then Cathy is unwilling to propose it as a rule because of the annual cost of changing it as BC Assessment changes their methods. This issue will be revisited next year as a possible special resolution at the AGM.

New Business

Discussion of potential causes to deny membership- removed from agenda

Pathway- Maureen reported that 'someone' has been spraying the pathway behind the office with a Roundup type herbicide. As that is not acceptable to the members in that area, a discussion commenced on possible installation of a permanent pathway.

Considerations must be cost, mowing and winter maintenance. Maureen will look into surfaces available.

Phone system- Jeff reported that JEB had been sold to Graydon(?), who then sold to Telus. He is trying to contact Max to see what will be happening with our PBX system. Electrical storms have been knocking out some of the service in the park. A reboot of the system is then required to get it back up and running.

Donations for Tractor Use- There has been a sign posted in the clubhouse regarding a required donation for use of the tractor. Discussion followed. Cathy moved and Vicki seconded that

We will no longer be requiring a donation for personal use of the tractor.

Fuel Tanks- Ernie reported that Oil Gator has been applied under the tanks, and, that should any more be needed, there are bags behind the door in the shop.

New valves have been installed on the gas tank, and the valves on the diesel tank will be replaced in spring, when the level in the tank is lower.

Questions from the floor:

Jack Plewes- commented that Harris Contracting installed the curb stops in the Park. Jake will call for a price.

Miep Laycock- questioned why we had O&D liability added to the insurance policy. Jake explained.

Evelyn Phillips- questioned if everyone had paid their property taxes. Cathy responded that there are no taxes outstanding.

Date of next meeting: Thursday October 17th(?)

Motion for adjournment

Meeting adjourned at 3:50 PM