

Minutes of Board of Directors Meeting
SUNKATCHERS RV CO-OPERATIVE
March 19, 2020

Call to Order: 2 PM

Attendees: Jake Olfert, Maureen Walker, Heather Katcher, Jeff Swanson, Denny Phillips. **Absent:** Vicki Machette, Peggy Broderick, Ernie Gavelin, Cathy Chadsey.

Welcome & Remarks – Jake Olfert offered welcome and opened meeting.

Approval of Minutes:

- October 2019 Board Meeting – Business Arising – none. J. Swanson moved D. Phillips seconded minutes approved. Carried.

Correspondence

- None.

Financial Statement

- Cathy Chadsey – attached with regards to Occupancy Fees for 2020.
- BOD will start working on Budget.

Board of Directors Reports

- Maintenance – J. Swanson reported on the snow removal during the winter. With the heavy snow load it was very difficult to plow and push the snow with vehicles being parked on the road. Members need to be reminded of rule 3.01 of the Occupancy Agreement with regards to parking on the road and/or impeding traffic. This will be brought up at the AGM as it made major problems over the winter. More crush will be added to the roads. Discussion to add topsoil in the accretion for possible visitor parking area.
- Membership – Vicki Machette – attached.
- Landscaping – Maureen Walker – Spring cleanup needs to be started.
- Telephone – J. Swanson reported that GEM has been bought out by Telus. We will be notified in advance if they decide to sell off the PBX system contracts. The emergency system “77” was tested and members will be reminded of its use and that of designated line 8 for emergency use only.

Winter Business – the following motions were e-mailed to Board Members for Approval:

1. Mar.5.2020 - Lot 167 request for carport structure as in photo to be within in 5-foot side and 10-foot front lot line set back. And request to Concrete, will be closer to lot line. Lot 162 request to Concrete under existing carport. Request for expedited response so that the structure may be purchased, limited time offer. Carried.
2. Jan.27.2020 - Site 140 will be getting an additional propane tank connected to the one already there. The hook up will be done by authorized staff of Superior Propane. It will be done in accordance with all applicable BC regulations and is in compliance with SK Park rules. Carried.
3. Nov.27.2019 - Application for membership for Derek Pyle. Carried.

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4. Nov.17.2019 - Lot #150 - Dean and Tracy Kirkhus's Park Model. The size is 12' x 44'. No addition as of right now. Carried.
5. Jan.26.2020 - Lot 140 – is requesting permission to put a 2 1/2-foot addition on the front of their shed. The roofline of the shed will not be altered as the addition will be lower than the original shed. The addition will be finished with the same siding as is already on the shed. Carried.
6. Oct.22.2019 - Request to have the White Boards (2) at Entrance of Park to be replaced. The cost for each board is approx. \$33.00 each plus materials to mount (if any?). Carried.

OLD BUSINESS

1. New Hydrants – J. Swanson will follow up with Harris Contracting.
2. Pathway behind Office – not used during the winter.

NEW BUSINESS:

1. Insurance Renewal – J. Olfert suggested increasing our deductible at renewal. Possible suggestion is \$10,000 unless we purchase new valuable equipment. H. Katcher will ask for quote from broker.
2. Septic Tank Pump Out – will be requested early this season.
3. COVID-19 – BOD will wait and see what happens for the next BOD meeting.
4. Replacement of tractor – discussion with regards of replacing of the old tractor which has reached the end of its usefulness for heavy work such as snow removal. A committee will be formed by J. Swanson and M. Walker to decide what the use of a new piece of multi-use equipment would be.
5. Thatching of Lawn – M. Walker to check on thatching front lawn.
6. Office Computer – R. Thiel has completed the upgrades to the office computer.
7. Garbage – J. Olfert will contact Waste Management to increase garbage to weekly.
8. Registrar of Co-Ops – H. Katcher reported that we are registered for online filings.

Requests, Complaints, Concerns

1. Lot 167 – Exception request to place posts for new carport 3' from property line of Lot #166. Lot #166 has no objections. Discussion followed. Motion Carried.

Questions from the Floor –

- J. Plewes questioned cost/use of topsoil maybe a different supplier.
- D. Walker commented on use of outside contractors for heavy work.

Next Regular Board Meeting to be held April 16, 2020. 2 PM

Motion for Adjournment – 3 PM.

SUNKATCHERS RV PARK CO-OP
MARCH 14, 2020

The maintenance fee bills for the coming year will be generated after I return to the park in April. These invoices will reflect the charges for April 1, 2020 till March 31, 2021. There will not be a separate billing in September.

Those residents who presently pay by direct debit do not need to do anything. The withdrawals from your account will continue on the 2nd of each month.

Those residents who are **not** currently on direct debit may opt to start by filling out the application when I return.

The remaining residents may leave a cheque for \$720.00 for 6 months or a cheque for \$1440.00 for the full year at the office with Vicki or place it in the mail slot in the office door. The charges are due April 1, 2020

Catherine Chadsey
Treasurer SunKatchers RV Park Co-Op

Sunkatchers Co-Op Membership Committee Report March 19, 2020 Board Meeting

Improvements for Sale/Sold: (as of January 1, 2020)

- Bruce Littau, Site 116 has removed his improvements for sale, January 2020.

The Park does not have any Improvements up for sale.

New members Welcomed: (as of January 1, 2020)

- No new members

Tours and or Membership Applications: (as of November 1, 2019)

- An interview was given to Derek Pyle November 25, 2019. Derek filled a Membership Application and was accepted November 27, 2019.

Interest (as of January 1, 2020)

- We have had two couples that emailed saying they were still interested in any Improvements coming up in Sunkatchers and to let them know when one comes available.

Comments:

- This is a reminder to members of our Rules regarding Membership.
 - **Rules of Sunkatchers R.V. Park Co-operative**
2.4 - Eligibility for Membership
Subject to these Rules, eligibility for membership in the Co-operative is open in a non-discriminatory manner to individuals that are able to fulfill the responsibilities and conditions of membership.
 - **Occupancy Agreement**
7.4 – The Member is expected to participate in the administration, operation and maintenance to the best of the member's ability.

Respectively submitted,
Vicki Matchett