

Minutes of Board of Directors Meeting
SUNKATCHERS RV CO-OPERATIVE
May 21, 2020

Call to Order: 2 PM

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

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

Approval of Minutes:

- Apr 21, 2020 Board Meeting – J. Swanson moved D. Phillips seconded minutes approved. Carried.

Correspondence

- None.

Financial Statement

- Cathy Chadsey – Income Statement Apr 1, 2019 to May 21, 2020.
- Only large bill was work on the septic field of \$3000. Cathy has been in touch with Telus with regards to rates.
Report accepted

Budget Report presented. Amount has been included for replacement of roof of office/laundry building. The fence behind the shop should be looked at for replacement. C. Chadsey moved that the proposed budget for 2020/2021 be accepted. J. Swanson seconded. Carried.

Board of Directors Reports

- R. Shiebel gave a report on the hoses which are proposed to be attached at the 4 fire standpipes around the park. The fire department does not want Sunkatchers fighting fires – they are to be out of the way while the fire fighters are working. These hoses would be for watering down grass or landscaping to stop the spread of the fire. Ron questioned what the Park wanted – a reel with 400' of hose? Discussion from various Board Members on the possible needs of the Park. J. Boa will build the boxes for each standpipe. A hose will be attached to each station with a T valve to accommodate both the fire department fitting as well as the smaller connection for the smaller hoses. Additional hoses will be required. J. Swanson and R. Schiebel will investigate further.
- Maintenance – J. Swanson reported that this will be the last year for “free” dust spraying of the roads. Next year we will be looking at .25/L.
- Membership – Vicki Machette – attached. Lot 141 improvements are for sale.
- Landscaping – Maureen Walker – attached. J. Guss has removed a tree behind Lot 124 and replaced it with another Mountain Ash. Maureen is waiting for a quote for irrigation in the flat area behind Lots 103 – 107.

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Business Conducted by E-Mail

- Lot 139 - Request to erect 10x12 temporary Gazebo 4'6" from lot line. Approved via email vote.
- Lot 120 - Bill Woods has asked that his share certificate be amended to include his daughter – Shannon M McKenzie. This is for estate purposes only. Approved via email vote.
- Lot 132 – Claire Foss has amended his share certificate to remove his wife, Anne, and add daughter Lana Foss.
- Lot 106 – Request to cement drive-way. Approved via email vote.
- Lot 104 – Albert Ewaniuk has amended his share certificate to add Leah Brooks for estate purposes only.

OLD BUSINESS

1. Hydrants - Concern Lot 107 – re: Fire Standpipes - letter of response will be sent with details of current actions to be taken.
2. Insurance Renewal – H. Katcher reported the renewal premium is \$5163. There is only fire coverage, no theft, \$1000 deductible.
3. 9th Board Member – J. Olfert - no new Board Member will be appointed at this time.

NEW BUSINESS:

1. Donation from Lot 121 – Patenaude – donation of filing cabinet for office.
2. Requirements of amending Share Certificates – H. Katcher – requested information be provided on amendments to share certificates. Minimum info to be supplied when adding a name – name, address, phone and that any changes to certificates be brought to the Board for approval re: Rule 2.3. Discussion on how changes will affect sections of the Rules/Occupancy Agreement. Concerns with regards to share holders who do not qualify as members after a death given 60 days to remove property and vacate allotment. A committee will be struck to investigate the sections of the rules that apply and form a motion to the membership asking to amend these sections more in line with the changes in the Park. Further discussion on motions from the floor. It was stated that there will no motions from the floor – all motions must be submitted prior to the AGM. C. Chadsey requested the Chairperson signature on the certificates be amended to Director as per previous vote – H. Katcher declined to remove Chairperson from current certificate.
3. Park Volunteers – M. Walker – The form all members completed on entry to the Park will be placed in a book to be used if volunteers are needed. Members need to be reminded that they agreed to participate when they entered the Park.
4. Ownership of multiple Lots – M. Walker – Discussion on the purchase of lots between members. M. Walker will form a task force on amending sections of the rules for easier use for sales. T. Bevington volunteered as well. Motions to come before the AGM should be submitted to the membership as soon as possible. A notice will be sent out to the membership.

Requests, Complaints, Concerns

1. Lot 160 – Raised Deck and future extension of awning – approved.
2. Lot 130/162 – Dog Feces pickup – Discussion on how to get members to comply with the requirement of picking up feces. Suggestions included off-leash area, leash requirement, doggie bag stands, Central Park no dog area. A notice to all dog owners will be constructed and sent via email that all feces is to be picked up.
3. Lot 170 – Move Shed (no plan included in request) – approved providing it's within the setback limits.

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4. Lot 112 – Disposal of wood waste – Discussion on what is and is not allowed in the trailer. Wood waste is now charged a dumping fee. It cannot go in the trailer – that’s for tree trimmings only. No garden waste. No wood waste such as boards. J. Olfert moved that signs be made and attached to the trailer, H. Katcher seconded. Carried.

5. Lot 116 – Rip rap work – Approved.

Next Regular Board Meeting to be held – June 18, 2020. 2 PM

Motion for Adjournment– J. Swanson moved meeting be adjourned 4:05 PM

Sunkatchers Co-Op Membership Committee Report May 21, 2020 Board Meeting

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

- Peggy Broderick, Lot #141 has put her improvement up for sale as of May 7, 2020

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

- No new members

Tours and or Membership Applications: (as of May 1, 2020)

- No tours or Membership Application

Interest (as of May 1, 2020)

- We have had a few (approx. 3) emails of people interested in the park and what is available for sale. We have responded to all their questions. One was wanting to book a few nights for camping RV's. (Explained what we are).

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

Landscaping Report May 2020

The park is looking lovely! Many hands make light work.

We were finally able to get enough fertilizer to do all the lawns in the park, thanks to Fred and Les for spreading it. Duncan is going to help with the lawn mowing, Evelyn Johnson was going to help but unfortunately she hurt her elbow so is out of commission for a while.

Several men continue to keep the common areas by the river looking good.

We planted some clematis and grape vines in the pergola, this will give us some shade for future years. Thanks Dale for planting them and clearing the sod around the posts.

List has been busy making the entrance and office areas beautiful with pansies and petunias. As well, Thanks to the crew (I think it is Esther, Evelyn, and Milo) that keep Central Park looking beautiful.

Always a big thank you to all who do things when we are not looking...Fran who keeps the lilac hedges trimmed and cleaned, Glen and Deb for looking after the rose hedge and many, many more.

We will be reseeding the common area behind lots 120 and 122. The roots from the trees are showing through which makes it difficult to run the mower. This will hopefully happen in the next week or so.

We will also be spraying the weeds along the roadway in the near future. I will post a notice when I know it is going to happen.

Submitted by Maureen Walker