

Minutes of Meeting of PBCOC on May 22, 2011

Kevin Gulka - President  
Nadine Schueller - Vice President  
Lesley Holmes - Treasurer  
MAL - Kevin Jenkins  
MAL - Barb Herman  
MAL - Communications - Cyndee Boos

Absent from meeting:                      Past R\President – Stan Jackson  
Secretary – Lorraine Gulka  
MAL - Social - Keri Bridges  
MAL - Grant Ireland

Meeting called to order at 12:30 p.m. by Kevin Gulka.

1. Review Minutes

- We did not review the minutes from our last meeting on Apr. 28.

2. Treasurer's Report

- Lesley Holmes reported that Site # 117 is the only site that has not paid their fees for 2011. We will warn them that their services will be cut off if they do not pay.
  - Follow up: Kevin G, Kevin J & Barb H went over to discuss with them. They showed a money order that they have paid their fees. We should be getting a cheque this week.
- Also, Dean Wright originally did not pay for his water fees for both of his sites. We received payment for water fees for one of his sites. He still owes for water fees for one of his sites, he only paid for one site. We will send information to Bart regarding Bart not using Mr. Wright for electrical in our park or to pay us instead of Dean for what Dean owes us.

3. Park Manager – Ken & Joan

- Phone is operational; we can send a text to Ken to inform him of information.
- ATV type vehicles – was discussed with board that only golf carts are allowed, any ATV type vehicles are not allowed in the park. We will put in eblast to members.
- Front Gate – not working correctly, supposedly not under warranty anymore and parts being obsolete because old gate even though it is only one year old. Ken mentioned he may be able use parts from one of the boat compound gates and fix it, board told him to hold off. We will email Bart and Riteway Fencing explaining that gate was never installed correctly last year and as a result the bearing have gone. They should fix correctly.
- Electrical – a few electrical problems in park. Some are due to members using too much power. There may be some trees in contact with overhead lines, board told

Ken he should not be dealing with trimming those trees if safety is an issue. We may have to get someone in to deal with those trees.

- Water – Some members water is leaking on their sites. It is their responsibility to fix any leaks on their sites. We will put in eblast to members.
- The Washroom drains were frozen. On Saturday morning, Ken kept putting hot water in the drain lines until lines we thawed. Washrooms are working fine now.
- Sites 106A & B – Leveling and gravel to these sites. Also, we will get septic tank lid from John (Site #53) and use that for site 106A.
- Gate Cards – a lot of members have been “losing” gate cards. If members lose a gate card, they will have to give Park Manager the number on their remaining card(s) so we can deactivate the lost card.
  - A motion by Leslie to charge \$25 for an lost or additional cards, seconded by Barb, passed.
- Shop Power – Power not on in shop. We will contact Bart regarding this.
- Pole in boat compound. Boat compound spot #23 cannot get boat in site with pole there. We will contact him and tell him we are looking into getting the pole removed but we cannot guarantee him anything. It is a larger spot(2 feet wider) but if he cannot get into the spot we could give him his money back.

#### 4. Boat Parking

- If members have not paid for a spot in the boat compound, their boats should be removed from the compound immediately as all spots are currently taken.
- Please ensure that your boat is parked in the proper place. Please check the map outside the boat compound gate for your spot.

#### 5. Electrical

- Sommerfeld Electric came out and to give a quote for the power coming out of the gazebo area. They looked at the area but have not given us a quote yet. Humbolt Electric declined the offer. W Hunter Electric may also give us a quote.
- We need some smaller fixes to the electrical in a few areas around the park. We are hoping whoever we get to do the big job at the gazebo will do these minor fixes. Barb will see if Sommerfeld Electric can get do these.
- In order to remove the post in the boat compound, the electrical will have to be cut off to the post. Barb will look into getting this done as well as possibly the electrical in the shop (additional lights and outlets that were added last year).

#### 6. Water

- Kevin Jenkins did a great job with the water. Still need a generator and have to flush the lines but water is running fine.
- We must budget on replacing the HW tanks in the showerhouse as they may go as soon as this year. Kevin J will look at prices but likely to be in the \$4000 - \$5000 range for both of them.

#### 7. Trailer

- There is a trailer by site #48, it should be moved. No one knew who's trailer it is. Hopefully it will be moved soon. Otherwise we will send a notification to members.

## 8. RVOWL

- They sent an email regarding a possible mobile home trailer on site 118. The trailer is a Park Model. We will reply to their email.
- Fees – there has been no agreement on the fees. We will send out an email to our members explaining not to pay and give them an explanation on the issues.

## 9 . Projects:

- Outside bulletin board for advising members of upcoming events, happenings, meetings, etc. It will include plexiglass cover to protect from rain. We will put this up at the shower house. Nadine will try to get this done as soon as possible.
- Electrical – Barb is looking into the small jobs, the large project at the gazebo area will most likely be done this fall if we can get a contractor in and have the budget. The electrical to the post in the boat compound will have to be cut off before we can remove the post. Barb will look into getting this done as well as possibly the electrical in the shop (additional lights and outlets that were added last year).
- Lot 106A & B – Barb will try contact Jordy to see if he can do, otherwise she will try to contact someone else to get this done as quickly as possible.
- Boat compound expansion to Northwest corner. We thought we may be able to reuse the existing posts but after checking into this, may not be that easy as the concrete around the posts is around 12 inches in diameter. So we may have to get new posts. To keep costs down, we will try and organize a work bee to see if we can get members to help out. Date: Saturday, May 18 @ 10am.
- Gravel in boat parking compound. May be best to wait until after we expand the boat compound.
- Remove and install new stairs to office at shower house. Ken will look at this.
- Finish interior of Shop. This could be done late in the year – possibly September. We could ask members if they have any materials to finish the shop.

## Eblast to Members:

- Thanks to members who came out to the opening weekend and planted trees, came to potluck, watched fireworks .....
- The park is for all members to enjoy and would like remind members of the following:
- Parties: Please be respectful of your neighbours, during the long weekend in May, there were many parties that were disturbing to many members of the park. Remember that if you are leasing your site to someone else or your teenage children are at your site without you, you are still responsible for their behaviour. We all come to the lake to enjoy ourselves but swearing, yelling and threatening remarks are not required. Quiet time is 11 pm, please turn down music and lower voices after this time.
- Golf Carts: Only golf carts are allowed in our park. ATV's or ATV like vehicles are not allowed in the park. You must be 16 yrs old and have a licence to drive a golf cart. Golf carts must have lights.
- Speed limit is 10km per hour in our park. This applies to all vehicles including golf carts.

- Boat Parking: If you have not paid for a boat spot and have a boat in the compound, please your boat as soon as possible as many members are now putting their boats into the compound. Also, please put your campsite # on the tongue of your trailer so if there are any issues, you can be contacted.
- Garbage: Please...Please...Please... only household waste in garbage bins. If other items continue to be put into the bins, React may remove the bins completely and members will have to haul their own garbage to the landfill themselves. The list of items that are not acceptable include demolition waste, construction material, concrete, soil, furniture, appliances, trees.
- Recycling: The board would like to thank John Matisz for offering to do the recycling again this year. Please help him out by putting only recyclables in that area. He should not have to deal with doggie poop bags when there is a garbage bin 10 feet away.
- Septic Tanks: If you have a permanent hook-up from your trailer to your septic tank, it must have an airtight seal. Also, in the fall leave some product in your septic tank to prevent the likelihood of your tank from popping out of the ground due to frost.
- Gate cards: \$25 for lost/additional gate cards from park manager. If lost please supply the park manager with your remaining cards so we can disconnect that card.
- Electrical: We would like to remind members to conserve power whenever possible. Our electrical system at the campground cannot handle the load if almost everyone is using full power. Full size electric stoves are not meant to be for campgrounds. Please turn off air conditioners, lights, etc. when you do not really need them. We are encouraging using energy efficient or better yet, solar lights if possible.
- Shower tokens can be purchased from the park manager.
- Water: We are now paying for water so if you see any leaks, please contact the park manager. If the leak is on your site, you are responsible for fixing.
- Resort Village of Wakaw Lake Fees: We still have not come up with an agreement with the RVOWL. Many of you will recall that at our AGM in November, 2009, Helen the administrator explained that in return for the additional taxes we are now paying, they would maintain our roads and lights. The RVOWL did not do anything for the campground in 2009 or 2010 and may.
- Rules and Regulations: Members should be familiar with the rules and regulations. We are all responsible for enforcing the rules so if you see someone not following the rules, please remind them. The rules and regulations can be found on our website under resources.

Did we want to add this to the eblast:

- July Long Weekend:
  - Fireworks Friday, July 1<sup>st</sup> @ 10:30pm
  - PotLuck Saturday, July 2<sup>nd</sup> @ 6:00pm
  - Other activities (Kerri to add)?

Meeting adjourned at 2:40 p.m.