

**40 MILE PARK MEETING
FEBRUARY 12, 2009
TOWN OF BOW ISLAND OFFICE**

1. Acting Chairman Len Varjassy called the meeting to order at 6:55 p.m.

Present: Ron Hunt, Ron Lane, Vern Beck, Doug Hancock, Bruce Vine, LeRon Torrie, Blair McNeely, Lorne Buis, Len Varjassy, Kim Dosman and Brenda Hallett

2. Additions to the Agenda

Shared file on Google

3. Minutes: The minutes from the January 14, 2009 meeting were reviewed

Motion: Lorne Buis moved we adopt the minutes as presented.

Seconded: Bruce Vine seconded.

Carried.

4. Financial Statement – Bruce Vine

Bruce distributed the Financial Statement as of January 20, 2009 and it was reviewed. There was very little activity last month. Bruce has sent letters to all the delinquent accounts asking for payment. A few accounts have since been paid; the rest will be sent to a Collection Agency.

Motion: Blair McNeely moved the Financial Statement be adopted as presented.

Seconded: Kim Dosman seconded the motion.

Carried.

Bruce requested that we give signing authority to another Committee member since Mike Janzer is no longer on the Committee. Right now only Bruce Vine and Larry Weatherhead can sign cheques.

Motion: Lorne Buis moved that Doug Hancock be given Signing Authority for the Park.

Seconded: Ron Hunt seconded the motion.

Carried.

5. Committee Reports

Operations – Len Varjassy

Jake has built sides for the trailer to haul firewood, and has started framing the walls for a new washroom. He is also working on the picnic tables and the pump house has been cleaned out. We will have to arrange to get a trench dug to bring the 6 inch pipe into the pump house; it should be at least 4 feet deep. Len will get some estimates.

LeRon Torrie informed us that SMRID's engineer estimates that the cost of relocating the intake pipe will be \$60,000. It was suggested that we could move the pump house closer to the canal to bring down the cost.

Ron Hunt asked that the water pressure problems be looked at in Area D while we are putting the new system in.

Development – Doug Hancock

With the County taking over the Development Permits, the Committee no longer knows what Development Permits are being issued and whether the Leaseholders getting the Permits are in good standing as far as lease fees, property taxes, etc. We would like the County to check with Bruce to make sure the accounts aren't delinquent before issuing permits.

Motion: Doug Hancock moved that we draft a letter to the County with our concerns about the Development Permit process.

Seconded: Lorne Buis seconded.

Carried.

Doug and Bruce will draft the letter.

Long-Term Plan

Doug distributed maps showing the proposed long-term plans put together by the Committee. The improvements to the park will be done in phases.

In phase 1, Area B Seasonal Renters will be moved to Area H for 1 year, and Area A will be expanded to include another 22 building lots.

In Phase 2, Area E (south of Area G) will be constructed with 67 long term lease trailer lots.

In Phase 3 roads, water, power and washrooms will be added to Area F. This will be the day use campground.

In Phase 4 Area J will be constructed with 23 building lots; it will have roads, power and water.

In Phase 5 Areas K & L will be developed with either housing lots, additional long term, yearly or daily camping uses depending on the needs of the park.

Not included in the phases are improvements to Area R, that will be done as needed. We will revitalize the overflow camping and tenting area, expand Paradise Point for Group Camping, expand the playground/beach area to the north, and add kitchen and group facilities to the Pavilion. To finance the expansion of the park, 6 view lots in Area B should be sold right away, but we need to decide on a value for the lots first. No consensus could be reached and LeRon suggested we bring in an appraiser to give us a fair value for the lots.

Motion: Doug Hancock moved that we present the plans to the County and SMRID as soon as possible, so they can be given approval in principle at the joint meeting between SMRID and the County on February 24th.

Seconded: Kim Dosman seconded the motion.

Carried.

It was asked if the new water system will be able to handle all the new lots. Bruce said the pumps will handle the water okay; if there are any problems with water flow, it will be because of the existing water lines.

Marketing & Public Relations – Rob May

Rob was absent, but he sent a note saying he would like to get out a newsletter in April. If you have anything to put in it, let Rob know.

Special Events – Kim Dosman

Kim hasn't been able to get a hold of Steve Forbes yet, so she has no information about events held last year. A decision needs to be made in regards to the fireworks for the July 1st holiday, since it falls on a Wednesday.

Motion: Kim Dosman moved that we hold the fireworks on July 4th.

Seconded: Bruce Vine seconded the motion.

Carried.

40 Mile Park Foundation – Vern Beck

Vern reported that 13 of the Memorial Benches have been sold.

The Foundation has \$315,000 in Treasure Bills and \$40,000 in a 2 year GIC.

The Foundation is looking for 2 leaseholders to be on their Committee.

6. Report from SMRID – LeRon Torrie

There are rumors going around that SMRID is out of water. LeRon said this is not so; all reservoirs in our district are full. The snow pack in the mountains is below normal, but the winter is not over yet.

7. Other Items for discussion

Doug Hancock informed us that the Committee can set up a shared file on Google that would be password protected. All leaseholder information could be stored on it, and any changes made to the information would be updated immediately for everyone. Bruce said he thought a shared file had already been set up by John Fyke; we will have to check into it.

The Foremost Grads would like to book the Pavilion for their Grad Party on May 23rd. What are we charging for the Pavilion this year?

Motion: Lorne Buis moved that we charge \$150 rent for the Pavilion, plus \$150 for the Sound system and \$25 per barbeque. The Damage Deposit for the Pavilion is to be \$500; and the Pavilion plus the sound system is to be \$1000. A credit card number must be left for deposit.

Seconded: Blair McNeely seconded the motion.

Carried.

We have \$6000 that was raised from dock fees last year. What do we want to buy with it? A marina was suggested, but we would have to approach SMRID for approval on that, and we would need to have an operator to run it. Bruce said that for \$500 we can make a regulation No-Wake buoy with lights on top that will be more visible.

Motion: Bruce Vine moved that we spend \$2500 to make 5 No-Wake buoys.

Seconded: Ron Hunt seconded the motion.

Carried.

Bruce told us he doesn't think the way we renew the Seasonal Lots is working very well; he thinks we would be better off to send invoices to all the previous season's renters on March 1st with payment due by April 1st. If the Seasonal Renters have not paid for their sites by April 15th the lots can be given to someone else. The matter was tabled to the next meeting.

8. Park Fees for 2009

Our goal for the last 3 years has been to get all the lease fees up to \$1000 per lot, then cap them for a few years, but with Area G, raising fees to \$1000 this year would be a pretty steep increase.

Motion: Doug Hancock moved that we raise all lease and seasonal rental fees \$150.

Seconded: Ron Hunt seconded.

Amendment: Doug Hancock amended his motion to say that we raise all lease and seasonal rental fees \$150 except for Area F, which will increase \$250.

Seconded: Ron Hunt seconded.

Carried.

Motion: Ron Hunt moved that we change the Day Use fee to \$10 per vehicle, the fee for a vehicle plus boat to \$20 and the Seasonal Day Use pass to \$80. Also to change the Non-powered camping fee to \$25 and the powered camping fee to \$30. Leave the camping fee on a leased lot at \$15, the dock fee at \$75, the lease transfer fee at \$500, and the lot clean up and dock removal fees at 110% of Actual Cost. The remaining fees can be deleted from the fee schedule, as they are no longer needed.

Seconded: Kim Dosman seconded the motion.

Carried.

9. Park Manager

Bruce reported that 2 applicants have been interviewed for the Park Manager position. Both applicants had their weak points and strong points. Tabled to the next meeting

10. Capital Recovery Payments

We have pieced together the Capital Recovery payments made from 2002 to 2005, now we need to find the same information from 2006 to 2008. Bruce has talked to Michelle Winger's staff and they are going to find out what capital recovery payments were made from 2006 to 2008, so we can start trying to collect from leaseholders who still have fees owing.

Motion: Bruce Vine moved that the Park Committee give him authorization to recover delinquent Capital Recovery fees

Seconded: Ron Hunt seconded the motion.

Carried

11. Adjournment: The next Committee meeting will be held on February 26, 2009. Doug Hancock moved for adjournment at 10:10 p.m.