

**40 MILE PARK MEETING
AUGUST 7, 2008
PAVILION, 40 MILE PARK**

1. Larry Weatherhead called the meeting to order at 7:05 p.m.

Present: Rob May, Vern Beck, Bruce Vine, Ron Lane, Len Varjassy, Larry Weatherhead, Blair McNeely, Tom Thacker, Lorne Buis, Brenda Hallett & Steve Forbes.

2. Minutes: The minutes from the July 3, 2008 meeting were reviewed.

Motion: Len Varjassy moved that the minutes be adopted as presented.

Seconded: Rob May seconded the motion.

Carried.

3. Financial Report – Mike Janzer

Mike Janzer was absent, but he had forwarded copies of the Financial Report as of July 20, 2008, which we reviewed.

Motion: Bruce Vine moved that we accept the Financial Report as presented.

Seconded: Len Varjassy seconded.

Carried.

Mike also forwarded the agreement signed by the 40 Mile Park and a lease holder. The lease holder has paid the \$23,324 owing on the 85/15 rule from the sale of their property and have agreed to take no more legal action against the park.

4. Report from SMRID

LeRon Torrie was absent, but a letter from Ron Renwick, the manager of SMRID was received. In the letter he thanked us for hosting the barbeque and park tour on July 10th. While on the park tour he noted that there are walkways installed down to the water and some trees planted below top of dam. All improvements such as this are only to be done after getting SMRID approval and Ron wants all violations to stop. Bruce has sent a reply to Ron, saying he did not realize that approval had to be received first and that we would let the residents of the park know; Bruce suggested it be posted on the website.

Motion: Bruce Vine moved that, in regards to the letter from Ron Renwick that we inform the people who have installed walkways and planted trees by the water that they should apply for permission from SMRID.

Seconded: Rob May seconded.

Carried.

5. COMMITTEE REPORTS

Marketing and Public Relations – Rob May

Rob would like to put out another newsletter by the end of August. If you have any information you would like in the newsletter, please get it into Rob as soon as possible. We will post the newsletter on the website instead of mailing it to all leaseholders and renters.

We are still getting complaints about dogs running around the park and many requests for signs to be put up stating that dogs have to be on a leash at all times and that owners must clean up after their dogs. Len will go around the park to see how many signs are required and get them ordered. While he is at it, he will look to see if there are any other signs that we need to put up.

A letter is being sent out to everyone who has a Dock Permit.

So far this year, we have made \$1100 profit on firewood sales.

Operations – Len Varjassy

We had 27 truckloads of sand hauled into the park for the beach. We've received lots of comments on how nice the beach now looks.

The locks are now operational on the sani-dumps, but on weekends we need someone to keep an eye on them, because when it is busy, several units are going through on one token.

There are still many requests for a public building to be built in Area A. No decision can really be made until the long-term plan is in place, but it was thought that the money paid by the leaseholders in Area A when they purchased their lots should be spent in Area A. Len and Larry will get feedback from the residents of Area A to see what they think we should spend the money on. We will also post the question on the website.

Len has received a couple of estimates for paving at the Pavilion. The first was for paving just the square in front of the Pavilion for a cost of \$3400; the second estimate was for paving the square, plus around the ticket office and up beside the Pavilion for a cost of \$9300.

Motion: Len Varjassy moved that we get the paving at the Pavilion done for \$9300.

Seconded: Bruce Vine seconded.

Carried.

In regards to dust control on the roads in the park, Tom Thacker suggested that we talk to Keith Bodin for quotations for Calcium Chloride versus Oil to be put on the roads next year. It was suggested that instead of trying to get all the roads done at once, that we look at doing sections of the Park each year over a five year period.

Development & Administration – Bruce Vine

A letter was sent from the County saying that Geotech survey reports will be required for anyone building on a lot on the banks overlooking the water. Bruce thinks all lots should get a survey done to be on the safe side. The matter was forwarded to the Advisory Committee for discussion.

Bruce wondered why we are still charging a \$3000 development deposit now that the County has taken over the Development Permits. The County doesn't charge a deposit for a permit anywhere else. Bruce was told the deposit was put in place to make sure leaseholders finished off their improvements within 2 years, but several leaseholders have had their deposit returned even after they took 4 or 5 years to finish their projects. Bruce suggested a letter should be sent to the leaseholders when their 2 years is just about up. Bruce hasn't had any development permits forwarded to him from the County recently. Bruce thought we should have a meeting dedicated to long-term development in the Park. A date for the meeting was set for August 20th at 7 p.m. at the park.

Bruce offered to sit on a hiring committee for a park manager. He said if we are going to hire a manager by January 1st we have to get a job description put together and the position advertised soon. Lorne Buis, Steve Forbes and Blair McNeely offered to sit on the committee as well.

Special Events – Steve Forbes

Steve thought the August long weekend went okay, but he thinks that next year we should hire more security. The RCMP made several patrols during the cabaret, which was greatly appreciated. Steve estimated that we made a profit of approximately \$1600.

40 Mile Park Foundation – Vern Beck

The first re-organizational meeting of the Foundation has been held. The Foundation's main purpose is to receive funding and to report on the disposition of grant money. The Foundation will meet twice a year and will report at the Annual General Meeting. Mike has made up some numbered receipts, so the Foundation can now issue tax-deductible receipts for donations. If someone donates their labor or the use of a piece of equipment, they should send a statement of what the donation is worth, so that a receipt can be issued.

An account has been opened at Community Savings and some donated funds have been deposited already. Vern requested some funds for receipts, envelopes, postage, etc.

Motion: Blair McNeely moved that we give the Foundation \$1000 for expenses.

Seconded: Rob May seconded the motion.

Carried.

6. Correspondence

We received the following correspondence:

- A letter from a lease holder in regards to his neighbor's shed.
- A letter from a lease holder, requesting to move from current site in H to H14, which is a nightly rental site.
- A letter from an interested party requesting a seasonal rental site.

Len will take care of the issues raised in these letters.

We also received a letter from a lease holder asking why the taxes that are given back to the Park from the County aren't being spent on improvements to the park. He requested a refund from the park for the amount of his taxes that will come back to the park this year.

The Committee requested that the County respond to the lease holder letter.

7. Other Items for Discussion

Recreational Grant – Tom Thacker has checked into the possibility of the Park getting some of the Recreational Grant money that the County gives out each year. He was told that because the Municipal Portion of the Property Taxes paid by the leaseholders is given back to the Park, we wouldn't be getting any more money. Tom will try to get us some of the grant money next year.

Golf Carts - There have been quite a few complaints about people driving golf carts around after dark and also about young kids driving golf carts in the park. Both situations are going to result in someone getting hurt and must be stopped. We will post on the website that only with adults with valid driver's licenses are allowed to use the carts and that the carts shouldn't be used on the roads after dark. If there is any more of these types of activities, the right to use golf carts in the park will be revoked.

Two Trailers per lot

Larry Weatherhead asked if the lots that were allowed to have two trailers on them were being charged half of the yearly rate. He thought that he had made a motion last year, after we had several leaseholders come to a meeting requesting to have more than one trailer per lot. Bruce thought that the County told us we couldn't charge the fee, because we would be in violation of the Land Use Bylaw. Larry will ask Mike Janzer if he has charged that fee to the 3 leaseholders that were grandfathered.

There have been many lots recently with 2 or even 3 trailers on them. We should make sure that the second and third trailers on the lots are being charged the \$20 per night fee. It was asked if the County Bylaw officer would be willing to come around and enforce the 1 trailer per lot rule as is it is stated in the by-laws.

8. Adjournment

Motion: Blair McNeely moved for adjournment at 9:15 p.m.