

**Board of Directors Meeting at Pine Lake Campground held in the Board Room on
Saturday April 13, 2024 – 9:00 a.m.**

***Minutes to be approved at the Board of Directors Meeting on
May 9, 2024 – 9:00 a.m.***

Present: Rick Drummond, Steve Huff, Nancy McNaughton, Brenda Bray, Serf Koebel, Doug Carson, Dave Schieckoff, Jamie Legault (via telephone), Brenda Wilson, Christine Lehmann, Recording Secretary.

Absent: N/A

1. Meeting Called to Order: 9:00 a.m.

The President opened the Board Meeting. He then asked if all Directors were in good standing (yes) and based on our agenda does anyone need to declare a conflict of interest (no).

2. Motion: To approve the Minutes for the Board Meeting held on Saturday, March 9, 2024 (44-03-a).

Motioned by: Nancy McNaughton; Seconded by Serf Koebel All in favour **Motion CARRIED**

3. (i) Treasurer Report – Steve Huff

Bank Balance as of March 31, 2024	\$194,698.74
Postdated cheques to April 30, 2024	\$ 12,646.06
Visa/Mastercard payments to April 30, 2024	\$ 7,561.79
Estimated expenses as of March 31, 2024	\$134,073.25
Total balance, less expenses	\$ 80,833.34
Money Market Balance	\$ 10,157.66
Money Market Interest	\$ 640.28
Total Money Market	\$ 10,797.94
GIC	\$ 967,369.89
Interest accrued since last payment	\$ 17,484.02
Total GIC	\$ 984,853.91

Motion: To approve the Treasurer Report for March, 2024.

Motioned by: Brenda Wilson; Seconded by Brenda Bray All in favour **Motion CARRIED**

Motion: To approve the budget for March, 2024.

Motioned by: Brenda Bray; Seconded by Dave Schieckoff All in favour **Motion CARRIED**

It was mentioned that the budget needs to include a line specifically for equipment. Steve Huff will discuss with our accountant.

(ii) Rec Club Financial Report

Bank Balance as of March 28, 2024	\$39,324.69
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Note – There was a note indicating that that financial information will not be available at the next Board meeting as the Rec Committee treasurer will be out of the country.

The Rec Committee is requesting an update on the new fridge and freezer for the Rec Hall kitchen. The President and Doug Carson went to compare prices at Groves, The Brick, Austin's and a scratch and dent store. It was decided that the appliances will be purchased from Groves. The cost of both new appliances also includes the cost of removing the old

appliances. Doug Carson will get the appliances purchased from Groves and let the Rec Committee know of this decision.

Motion: To take money out the ‘building major’ section of the budget to pay for the appliances from Groves.

Motioned by: Steve Huff; Seconded by Brenda Wilson

All in favour

Motion CARRIED

The Rec Committee will be providing a Safety Awareness Day. Al Brunette will manage/arrange this.

The Rec Committee asked specifically what the Board needs with respect to the Rec Committee’s financial information. The Board requires income and expenses for the month and year, as well as a monthly bank statement.

4. Park Manager’s Report:

The Park Manager joined the meeting at 9:17 AM.

Action sheet was reviewed, items added, modified or deleted.

#	AGENDA ITEMS	ACTION PLAN	ASSIGN DATE	PROPOSED COMPLETION
1	Front washroom and Diving Board Dock Coating	We have gone with cheaper quote and are satisfied with the product they are applying. They have been booked to complete both locations for the first week in May. This will be in advance of our May 24th , grand opening.	Feb. 2022	May 2024
2	11 Automatic doors are to be installed & compliant by end of 2024	The remaining three doors will be installed in 2024.	Feb. 2022	End of 2024
3	One new electrical pedestal to be installed	There will be disruption in power service on that day, notice will be given to members. Awaiting the electrician (ELG will do the install).	June 2022	Ongoing
4	Deck replaced at lake where diving board is situated	The coating will be applied the first week of May/24. (Refer to #1, Front Washroom and Diving Board Coating)	Apr. 15/23	Spring 2024
5	Street light replacement	One LED light has been installed by the East end of the Shop. Will repair/replace the streetlight in Section C. There are some lights out on the bridge that will be replaced. Would like to get a sealed light fixture in 2024 to keep bugs, water, dirt, etc. out of them. We may be eligible for a grant – Serf will give the Park Manager a phone number to call and inquire.	Apr. 15/23	Ongoing
6	TV cable is exposed and runs in the back yards from T5 to T29	TCC is willing to bury those cables.	May 13, 2023	Ongoing
7	Hydro installed in mini putt	We have done some digging and not found exactly what we wanted. We believe the backhoe probably damaged the line so bad years ago that we will have to run a new line from the lawnmower shed to the south Compound fence.	May 13, 2023	2024
8	Cleaning up of the Big Lake	Will clean up the Big lake in the Spring of 2024	Nov. 2023	Spring 2024

9	Tuckersmith Communications Cooperative	Stubb's has indicated they do not want/need their modems returned. A Director mentioned that some people had initially paid a \$50 deposit on Stubb's modems. Some Members have returned their modems to Stubb's and received only \$25 back. They were told the other \$25 was for an administrative fee. It is recommended that Stubb's customers check their final bill (dated March 1, 2024) to see if a credit was applied to their bill for the modem deposit.	Dec. 2023	Ongoing
10	Transformer Hot Spots	The boom truck cannot reach, therefore will need to do some rigging. Ellickson will be coming into the park to handle this.	Dec. 2023	Ongoing
11	Muskrats	We did not catch as many muskrats in 2023 as we normally do. In years past we usually got 10 to 12 per year. We have two new traps and have caught 2 last week. Gord Finney designed the traps, Mike Wybo made them. There is still at least one out swimming, making us eager to catch him. A Director mentioned that they heard from a Member who had a concern with respect to the snapping turtles in the lake. The snapping turtles are an endangered species and cannot be removed from the lake.	Jan. 2024	Ongoing
12	2019 Septic Bed Issues	On Wed. April 10 I received a call from the Ministry of Environment (from Laslo Barti, an MOE Inspector). Laslo indicated he received a call from the Municipality of Central Huron, Bylaw Enforcement Officer. A member from the Park called Central Huron complaining about grey water sewage surfacing at our septic bed at the Golf Course. It was upsetting that this person didn't first call their Director or the Park Manager. The Park Manager was at the Golf Course the day before and did manage to slow down the flow to the bed, but is aware there is more work to be done. The MOE has now started an order so the problem must be solved immediately. Have asked for assistance from Rod Merner as well..	Jan. 2024	Spring 2024
13	Pesticide License	I wrote the exam on March 28 and have failed it again. You need 75% to pass and I got 70%. I will prefer to take the course before the next rewrite. My farmer friends say the Landscape exam is more involved than their exam.	Jan. 2024	Ongoing
14	Environmental Compliance Approval	Stew Dolstra from Cambium Engineering was here on March 25. He has taken over since the one Engineer is no longer with the company. I give him a tour and he understands that our main issue at this time is making the	Jan. 2024	Ongoing

		correction at the Island, which is what is causing the problem at the septic beds. I will be talking to him soon to see how he is making out.		
15	Current Generators	We have two tractor driven PTO generators. The Park Manager would like to keep one and sell the other. The Park Manager will talk to McGavin to see about a trade - provide our generator for a small snow blower for our tractor – the Board agreed to move forward. McGavin will look at their small snow blower inventory to see if they have something to trade with us.	Jan. 2024	Ongoing
16	Smell from Rec Hall Sinks	There is a foul odour coming from the Rec Hall sinks. The drain was taken apart and contained large amounts of 'debris' that should have never been put down the sink.	Jan. 2024	Complete
17	Veolia	There were some changes made to the contract that we did not request. The President will send this new contract to our lawyer for review.	Jan. 2024	Ongoing
18	Chalet (Pool Heater)	The Pool Heater went down on March 14. Blue Horizon has been tending to it and also called in a natural gas guy to check it out. It has been a hard device to diagnose The heater itself is under 10 years old. As of the writing of this report on Wed. April 10, it is still not in operation.	Mar 2024	Ongoing

Winter Work Schedule:

This past winter was accommodating for doing the brushing operation around the Canal. Jeff Rellinger tackled this job full force and did a wonderful job, with the help of Carl and Rob.

It was nice that we only had to blow snow for 28 hours. Last year we blew snow for 74 hours. Less wear and tear on equipment for sure.

We still have almost a full dome of Winter Mix, Sand/Salt left over.

Spring Work Schedule:

We have already done a lot of clean up. Three new trailers are coming in so we had the Hydro-Vac in last week so we can upgrade the services.

Next week we plan on sweeping the pine needles off the streets, so we can start grading and get the calcium chloride applied in May.

We will be also getting the Leaf Sucker Trailer out a bit earlier, since piles are accumulating. We seem to be ahead of the game at this moment.

5. Unfinished Business

Action sheet was reviewed, items added, modified or deleted.

#	AGENDA ITEM	ACTION PLAN	STATUS
1	Revamping Pine Lake's website.	The President has asked Patrick to move to production mode but it hasn't been done yet. The President will follow up with Patrick. The 3 rd phase will include the	Ongoing.

		Rec Committee, for example, to have the ability to post events, updates, etc.	
2	Trees removed.	The Directors will need to ask members if they require a tree/trees. Note - If a member wants a tree they are able to order them on their own.	Ongoing.

6. President Opening Business

A number of members have shared how pleased they are with the clarity of the cable tv and the speed of the internet with TCC. They are also more than pleased with the professionalism of the TCC techs.

The Park is arranging to switch to TCC from Bell for the phone system. Currently the monthly fee with Bell is approximately \$600. Switching to TCC will lower that monthly cost to \$150. Need to determine if we are locked into a contract with Bell. The President will look into this.

Note – the Chalet now has internet with TCC. Cable was not included.

It was mentioned that we need a new generator for the shack so that members who have internet and cable with TCC will not experience an interruption should the hydro go out. The 2 air conditioners that were running year round in the shack are no longer required. This saving will help offset the cost of the generator.

Motion: To put a new generator in the shack to ensure no TCC interruptions should we lose hydro
 Motioned by: Brenda Wilson; Seconded by Steve Huff All in favour **Motion CARRIED**

TCC was here April 1, 2024 and the bill of sale that was written by our lawyer was signed by TCC.

Motion: To go in camera 10:06 AM
 Motioned by: Nancy McNaughton; Seconded by Dave Schieckoff All in favour **Motion CARRIED**

Motion: To grant a member a ‘hardship payment plan’
 Motioned by: Brenda Wilson; Seconded by Jamie Legault All in favour **Motion CARRIED**

Motion: To go out of camera 10:33 AM
 Motioned by: Dave Schieckoff; Seconded by Brenda Wilson All in favour **Motion CARRIED**

Notice of Motions – we received a number of Notice of Motions which we will hold on file until the Annual Meeting on Sunday, July 14, 2024.

A member requested to book the Rec Hall in July for a celebration of life of a family member who passed away. As per Schedule “B”, the Rec Hall cannot be rented for weddings, on long weekends, or in July and August. The member will need to consider doing this in June or wait until September.

Motion: To go in camera 10:48 AM
 Motioned by: Steve Huff; Seconded by Nancy McNaughton All in favour **Motion CARRIED**

Motion: To go out of camera 10:55 AM
 Motioned by: Brenda Wilson; Seconded by Serf Koebel All in favour **Motion CARRIED**

7. New Business

8. Correspondence

1) The Bayfield Agricultural Society has requested a donation in the amount of \$200 for fireworks.

Motion: To donate \$200 to Bayfield Agricultural Society for fireworks

Motioned by: Dave Schieckoff; Seconded by Steve Huff All in favour **Motion CARRIED**

2) There was a request for funding from the volunteer gardening group. They have requested \$2,200 for the garden beds as well as \$700 for paint. The Board agreed to this, no motion was required for approval. The Office Manager will confirm this with the gardening group.

3) There is some damage to the walls in the chalet and sauna. If the Board will provide the materials, volunteers will make these repairs (led by Steve Huff). The cost will be under \$1,000. The flooring in the chalet is 30+ years old and should be replaced. Steve Huff will look into the cost of replacing the flooring.

Motion: To spend money on repairing the walls in the chalet and sauna

Motioned by: Brenda Bray; Seconded by Brenda Wilson All in favour **Motion CARRIED**

9. Section Reports

A – A member has complained about a bush on a neighbour’s lot, indicating they cannot see past it. They would like it trimmed down to 4 feet. The Director will talk to the neighbour about this.

Goderich will be starting a green bin program and a member has made mention that the Park should get involved in a green bin program as well. It was discussed and as an option, a member could purchase their own personal composter. If the member would like to bring this up at the Member Meeting in May/24 they are welcome to do so. The Board is not in agreement to initiate a green bin program for the entire Park.

The Director mentioned that we should ensure the Sales Team are letting new members know that they need to provide an alternate address.

B –NIL.

C – A new member to the park has asked if it would be alright if he buys a Geo Golf Cart Mobility Scooter. Pictures of the scooter were provided and reviewed by the Board. It runs on batteries. The Board indicated that the member can go ahead with this purchase.

E - NIL

F - NIL

P - There is water pooling on certain lots and it’s extremely inconvenient for these members because in some areas it’s too deep to get out of their vehicle. There was a line installed in this area therefore it’s the member’s responsibility if they wish to install a line to hook into the Park’s line. The President will talk to the Park Manager to see if there is anything further that can be done by the Park.

S - NIL

T - NIL

12. Motion to Adjourn: 11:57 a.m.

Motioned by: Brenda Wilson; Seconded by Dave Schieckoff All in favour **Motion CARRIED**

Next Meeting: Saturday May 9, 2024 @ 9:00 a.m. in the Board Room