July 2, 2022

Hatzic Committee Meeting Minutes

Meeting started at approximately 1:05pm. In attendance were Ross Haugland, Colin Thompson, Holly Nickiforek, Estela Pelegrin, Carol Frydenlund and Carmen Perrett.

1. Our new summer student is Cole. He will work under the direction of the Park Managers, Monday-Friday. He will be working on the Park Managers days off. Tanya Jacobsen hired him this year. We may need someone else to oversee the Government student program next year. We can hire multiple students, aged 15-24. Carmen Perrett will put out an introduction on the Sleipner Hatzic Facebook page after obtaining Cole's permission to do so.
2. Ross Haugland met with Brad & Karyn Blowatt on Friday, August 1st:
    a. There was an incident on Tuesday, June 28 with Johnny (T10?) when Johnny asked Brad for the access code for the lodge as he and his family will be living in the park for a few months (due to fire in their building). Brad was under the impression that the code was only given out with Ross' permission. He opened the door for Johnny but stated that he will have to ask Ross for the code. Johnny was very upset, swearing, yelling, slamming things. He seemed as though he had been drinking. He left in his vehicle (up to his trailer site), peeling out his car tires and sending rocks flying over the Park Managers and Karyn's car. Karyn wrote an email explaining what happened.
        i. Johnny will need to be spoken to as his behaviour was inappropriate and could be considered bullying as per the Lodge's anti-bullying rules and Safety in the Workplace.
        ii. Brad will be told that all current leaseholders can have the access code to the building.
        iii. Reminder that the inside lodge door must be locked in the evening as per the FVRD pool rules, as someone could potentially access the pool via the emergency exit door.
        iv. Ross may ask Johnny and Linda to help the park out by locking the door on the Park Managers day off. (see #4 for more details)
        v. Clubhouse hours and 9am-9pm on weekdays, and 9am-10pm on weekends.
3. The Park Managers hours are Friday-Tuesday, 8am to 5pm. They need to stick to their hours as they are starting to feel burned out.
    a. Hours are posted on the door.
    b. Karyn will add their hours to the park voicemail, and set up an "out of office reply" on the email account to let people know that their inquiries will be answered during the Park Managers hours.
    c. Carmen will post hours on the Sleipner Hatzic Facebook page.
4. Further discussion was held regarding locking the Clubhouse and Pool doors on the Park Managers days off (Wednesday and Thursday). One idea was a programmable,

wi-fi enabled door lock. New doors would need to be purchased in order to install these locks. The doors may need to be spring-loaded/self closing. Ross will contact the Park Managers to look into options and costs.

5. Heritage Camp: Tanya and Rick Jacobsen are looking for some volunteers to help with various jobs. Carmen to contact Tanya regarding posting information and requests for volunteers on the FB page.
    a. The park has at least one large outdoor tent, plus a variety of poles that may or may not be buildable into another tent or two. There are no covers for them. Ross will have Brad and Cole try to set up at least one more tent and see about ordering a new cover.
6. Electrical inspection report: Premium Electric identified some issues, the most pressing behind corrosion on the 400 amp panel in the shed on the RV field. Ross mentioned that Wes, Gavin and Dan had previously stated their willingness to look at the issue. Wes Hicks may need to run it through his company as has the only contractors license. Estela Pelegrin will talk to Wes about it.
7. T11 site: the old "cabin" was removed with a contractor and a permit. The lot is now flattened and ready to prep for the new leaseholders. The existing (short) power pole was very loose, and was moved and secure in place by Gavin Lovitt (electrician and new leaseholder).
    a. Colin suggested that an electrical meter can be removed from a site that is no longer in use and moved to T11. Colin will contact Gavin and Kim Lovitt about the meter.
    b. There is a lot of interest in the Lovitt's old site on the RV field. They will be selling their lease improvements. The date it will be available is unknown as it depends on how quickly the Lovitt family can move.
    c. Reminder that the riparian area is considered to be 100ft (30m) from the crest of the creek and no structure or trailer can be within that zone.
8. Kids Clubhouse: there are holes in the walls allowing access to rodents from outside to inside. There are holes in the vinyl siding on the East side of the building. The clubhouse smells musty, with an ammonia smell, and there is often rodent droppings. Repairs are needed. Ross will talk to Brad about having an exterminator look at it and give us recommendations.
9. There were also some rodent droppings found in the Clubhouse kitchen. Ross will recommend that the exterminator inspect that area as well.
10. There have been reports of feces being splashed on the wall of the women's upper bathrooms. Members present in the park were noted, and the situation will be monitored. It may have been a member camping in the field.
11. Parking issues: we do not want to "police" the parking of other members. An email was sent out reminding leaseholders of the parking rules in their leases. The Hatzic Committee will only step in if parking becomes an issue, such as blocking other leaseholders spots or common areas.
12. Lawn mowing damage issues: Brad will close off the mower chute in order to prevent further damage to properties.

13. Ross said the leaseholder site rules are being compiled into one document and updates. They will be sent to leaseholders once updated. This document will address maintenance of individual sites, as well as fines levied if the Park Managers or the summer student has to mow their lawn.
14. Colin reported several people have complained about Brad blowing debris off the roads with a blower. The dust from the blower is excessive. Ross will discuss this with Brad.
15. People have seen Aslan, the Park Managers dog, pooping around the park and it not being noticed and picked up. There was some discussion about this as it is harder to enforce our dog leash rules if the Park Managers don't follow it. Ross mentioned that Brad & Karyn would be willing to leave the job if they are forced to leash their dog. Unsure as to how to proceed at this point.
16. Dog play is from 9-10am and 6-7pm in the field. Dog owners should be encouraged to be closer to the backstop area in order to keep dogs away from the playground area.
17. Martin in C53 did some repairs to his cabin, including adding a permanent awning over his front door area. Plans were not submitted to the HC, nor was approval given. We are unsure as to whether a permit was acquired. After a short discussion, it was decided that Ross will send him an email advising Martin about the proper way to submit plans, and advise him that we need a copy of his permit. If no permit was acquired, he will need to arrange for one and submit it. The HC consensus is that we need to be consistent with our rules.

Meeting adjourned at approximately 2:50pm.