SLEIPNER No. 8

Hatzic Committee Meeting
September 24, 20222

Members in Attendance:

Chair:	Gary Carr	X
Members:	Colin Thomson	X
	Estela Pelegrin	X
	Carol Freydelund	A
	Holly Nickiforek	A
	Carmen Perrett	X

Labrosse Wedding Debrief:

- Steve sent Gary an email thanking us. Gary has not responded yet.
- Issues:
    - Early arrival and set-up (not part of agreement/payment)
    - Not shutting down at night when asked by Park Managers
    - People in clubhouse the night before, trying to access the pool after hours
    - Complaints from neighbours
    - Tent set-up across the road
- Gary will draft a letter for approval by the HC about feedback
- Contract to be drafted for future use for group bookings
- This information will be discussed at the upcoming Leaseholder Meeting
- We don't know the full agreement that was made with Ross Haugland
- Discussion held about charging them for the extra day of camping (decided not to)
- Holly to refund the $500 damage deposit

Upcoming Projects:

- **Trees/Arborist:**
    - We have yearly inspections from an Arborist
    - Colin will send out an email to all leaseholders asking about potentially dangerous branches and trees
    - We may use the same inspector as last year if the quote is similar
    - Gary suggested having the Arborist create a 3 or 5 year plan
    - Colin will share a list of recommended trees for planting in the park
    - Carmen will ask for permission rather than forgiveness next time she removes a tree. It is important that the HC follow the rules as a good example.

- **Park Vehicle**
    - Brad has talked to Gary about what time of vehicle is needed
    - Discussion as to whether we have a used vehicle for $5000-6000, or new with warranty for $15,000-20,000.
    - Brad has been told by Ross Haugland that the board had approved $15,000, but Gary doesn't remember this. Minutes will have to be checked.
    - Colin wonders about the cost of leasing a vehicle rather than buying. Holly also wonders about financing costs. Gary will look into this and talk to Brad again, as Brad has already done a lot of research.
    - Discussion on if there is an existing budget for a park vehicle. Holly will look into this.

- **Park Washrooms**
    - Will (from the Carr cabin) is willing to take on a plan for the lower washrooms. New fixtures, piping, etc.
    - Floors will need a lot of prep. Sandblasting should be done.
    - Can Brad do it with a rental machine, or get a quote?
        - Gary will talk to Will about organizing this

- **Seasonal shut-down**
    - Clean up weekend is October 28-30, 2022
    - We will try to get a list of park tasks from the Park Managers

- **Leaseholder Meeting**
    - To be held the same weekend as Clean up weekend
        - October 29th at 11am
        - 6pm potluck and Halloween party from 8pm to 11pm to be organized by Carmen

- **Park Managers**
    - Brad away october 14-27th, in Ireland
    - What are Brad's off-season jobs?
    - Discussion about paying Karyn from Jan-Mar 2023 for a few hours a weekend to set up the new booking system
    - Discussion about starting Karyn's contract on March 1, 2023 as that is when booking start

- **Other items:**
    - Discussion about completed topics: T23 Ramada; T16 improvements and Ken and Trixi trailer relocation
    - Holly has paid Dave for the new park computer. More invoices to come
    - Holly to request all outstanding invoices for the year in order to do next year's budget

- Engeseth's guests: Gary talked to them about their guests. Holly will follow up if payment is made from Jackie James or Jodie Hoppe
- Cabin 53 awning: Gary has not been getting too far in his discussions with Martin. Martin is ill. Insurance documents have not been received. Holly will confirm if his lease payment has been received as it was originally sent to our old BMO account
- Discussion as to leaseholder expectation for the park during the Park Managers day off. Possibly Survey Monkey?
    - Maybe a leaseholder can be in attendance on their days off and take care of a few tasks in exchange for a discounted lease.
- Holly to do the applications for summer students. Someone else will do the hiring.
- Looking for someone to do a park inventory and list maintenance, repair and upgrade issues (Depreciation report)
    - Holly suggested hiring a professional to do an inspection
- Hydro shed electrical: Gavin has the equipment to check it out. Wes will check with Gavin to see if he is willing to bring his infrared camera. Wes will look into it.
- Discussion about getting a shade curtain/roller for the Bunkies as the sun is quite intense during the day and heats the bunkie up.
- Shade sail and donation umbrellas will be set up for spring. Carmen to organize the shade sail. Thank you to Steve Kirk and Peter & Venke Kirk for their umbrella donations
- Discussion about a divider between the Bertram trailer lot and the bunkies.
- No one has come forward to help Colin with surveying the trailer area for a new map/ Discussion about the cost for professional help.
- Brad has stated some concerns about the electrical for the Bunkies
    - Colin suggested we divert some unused power front he old creekside lots to the bunkies.
    - Another suggestion would be to divert the power from the unused old lot between the Birds and Thomsons site. Wes to be asked about this.