

HARRISON HOLIDAY PARK
ANNUAL GENERAL MEETING
Sunday September 2, 2018 at 10 am
HHP Clubhouse

Minutes

Jeff Robinson, President
Don Pepper, Treasurer
Jason Reilly, Park Liaison
Vacant – Special Projects

Tracy Quiding, Vice-President
Janet Fehlhaber, Secretary
Dawn Shigematsu, Park Enhancement

1. MEETING CALLED TO ORDER

Meeting called to order at 10:00 by Jeff Robinson, President

2. INTRODUCTION OF THE BOARD MEMBERS PRESENT

All members present introduces themselves

3. MOMENT OF SILENCE

Acknowledgement of members lost this past year Alex Sartori, John Hyland, Mick Hall, Jo Tallarico, Beryl deLusignan and Franz Toebaert.

4. MEETING TO BE CONDUCTED AS PER ROBERTS RULES OF ORDER

5. CHECK OF REGISTRATION AND PROXIES

Bev and Steve confirmed we have 115 voting members, 23 proxies for a total of 138 voting and 22 non voters

6. ASCERTAINING A QUORUM

Jeff declared we have a quorum

7. MOTION TO ACCEPT AGENDA AS CIRCULATED IN PACKAGE

Motion by Jeff Robinson to accept the agenda with the changes of switching the order of Item 9 Pool Update to after the BOD Reports 2nd Don motion passed

8. FIRST ORDER OF BUSINESS TO APPROVE THE MINUTES OF THE APRIL 22, 2018 GENERAL MEETING AS CIRCULATED IN YOUR PACKAGE

Motion by Jeff Robinson, president to accept the minutes of the April 22, 2018 General Meeting 2nd site 96 Carol Smith

9. REPORTS

- a. Presidents Report
- b. Vice Presidents Report
- c. Treasurers Report
- d. Park Liaison
- e. Special Projects
- f. Park Enhancement

Motion to approve Directors Reports as circulated in the package Site 50 Peter Crowder 2nd Site 380
Janet Fillipelli All in favor

Jeff spoke to remind members about the use of our garbage bins for household garbage only and that we have received fines because of what is being dumped in the bins. Jeff acknowledged the suggestion for donation bins for non-household items. The BOD decided against this idea as recycling is available in Agassiz.

He also discussed bike safety in the park with kids and adults following the same speed rules, wearing helmets and the necessity for lights on bikes after dusk (this is a rule and fines will be issued for non-compliance).

As well, he reminded members that they must pick up after their dogs throughout the park.

Smoking in the park has designated areas and to use them or be fined.

Greenspaces are for the use of those who share it. Other members are advised that using a green space as a short cut via another member's site is not allowed.

10. BUSINESS ARISING FROM THE MINUTES

a. Pool Update

Don advised membership that we have looked at a few options for the park. He asked members to refer to the design that was included in their registration today. Don talked about the struggles we went through with the earlier part of the season. The park spent \$12,500 to upgrade equipment and chemicals and a new filter method. That it is now functioning very well and that all actions taken to improve it have worked. The 15 minute pool closures are for the system to finish its clean out and for park caretakers to do their maintenance. If the pool session is over, members need to leave so the cleaning can be done. Don has stated that the upgrade will service the pool easily for the next 4- 5 years. Don acknowledges the motion made to the board for an Automater to help with the pool and maintenance to automatically monitor pool chemical levels. He further spoke about the cost being very expensive. Don presented the pool plan in 3 parts with the first part of the plan to expand it by 35% for an estimated cost of \$120,000 from our normal pool company, Aquastar. Don stated that we would secure 3 bids if we decide to further look into this plan. Cost per site for this pool expansion would be approximately \$293/site. The second idea is to add a water spray park in the side area to help satisfy the children. The estimated cost from Aquastar is \$45000 which would equate to about \$110/site. There still remains a large enough area to have sitting or lounging around the pool. The third item is a proposal by Frank that the garden area located outside the pool area could be converted to have a

sitting area of pavers and gravel as an area for food and beverage. This would allow people to have a food or snack close to but not in the pool area which follows Department of Health and Village of Harrison rules. The cost would be about \$2600 and that money could be pulled from the current operating budget. The board had discussed the ideas of pools in other areas in the park. A new pool would require a lot of permitting and involvement from the city of Harrison and it is very cost prohibitive due to the requirements of tree removal and permitting. A new pool in the park would be considered a bad investment.

Site 244 Susan Grimmer. Would the children have access to the spray park area during non-family/children time? The times are not favourable to family time and could we look at adjusting the times to be more family friendly. Don advised that that would be membership driven and we take the memberships suggestions and could consider based on votes.

Site 301 Paul Djurasaj. The board always asks for money to do projects. Most of the people are seniors and do not have kids. Why are we to pay for this? It is a liability for us to have more. Don addressed that we are not changing the pool footprint so no change to our current insurance. Parents are responsible for their children's safety. The cost of upgrading pools is very expensive and we are doing things to keep permitting at a minimum. The member further added that it will attract more kids and they are messy and noisy. Don addressed that we have more children in the park.

Site 286 Al Woo. The member is stating that the board is seeking direction. He outlined that there is change in the parks demographics. The wants and needs should be considered. He stated that it is a very short need of time, 2 months in the summer July and August. The need is that the infrastructure needs are more prominently in need such as power and water. The spray park idea is great one and suggests that we look into the wants and the needs of our community. If the pool is going well for the next 4-5 years we should continue to run it as it currently is. Don explained that the prime busy times are adult and family swim times. Don stated that we are trying to give you value for money and therefore we are looking at concepts that will satisfy all its members.

Site 96 Carol Smith – The dynamics are changing and that there are more families. This is a holiday park, not a campground, which is why we bought for our family and grandchildren. She stated that when they are up on the weekends it is very busy. She stated that it is not fun when it is very busy with everyone in the pool.

Site 368 Mary Alberjo – She stated they have been members for a long time and thinks the water park is a great idea. It is a holiday park not campground. She wants to know the capacity of the pool. Don addressed that we have not looked at it. The member stated that it was shoulder to shoulder and you could not swim and that expanding is a good idea. What is the point of having a holiday park if you cannot come up and enjoy with your family. The member thinks it's a great idea to expand the pool.

Site 364 Stacy Bylund – the reason we come here is to be here. We don't want to anywhere else. How is the pool being expanded, will there be a wading area for the kids. Don addressed the pool was planned based on the concrete slab and the shallow end remains the same depth. Member asked if the play area will be gated? Don answered yes, corded off, so kids will not just run in and out of that area.

We were hoping that this plan will help to alleviate the volume of kids using the pool and should help the overcrowding in the pool. Don reminded members that this is a seasonal campground.

Lot ??? (not audible) . She agrees with lot 244 and changing the pool hours. The only times that work for her family is from 2-4pm. There were at least 50 people in the pool this weekend during these hours. She feels that if we added another pool it might be a better situation having a family pool and a quiet pool. Don stated that based on facts there will be no second pool

Site 180 Ivan Armstrong – has been a member for 2 years and never uses the pool. Their grandchildren visited this summer and said all they want to do is water parks and likes the ideas. What is the limitation of the park. Will there be plans to expand the sites in the park in the future, Don answered NO. The member said that he loved seeing the bike parade in the park, it was very heartwarming. Don acknowledged Catherine and Franks efforts on that.

Site 400 Carol Toews. Stated she is a member for 30 years. She stated that when they were first here there were a lot of kids. She feels there is not a drastic change in numbers to warrant another pool. Do the members have to agree to all of it? Don said no that there are 3 ideas that members will get to vote on it at the Spring General Meeting. The new board will go forward with what the membership votes on. The member agrees with getting a spray park. Don stated that in Agassiz the pool is very empty and the spray park is always full. The member says she prefers our big money go to infrastructure

Site 105 Kim Schneider Member stated she has been in the park for 40 years. If they expand the pool wouldn't it be closed all summer? Don will address later based on membership. Do we have enough water to run the spray park, Don answered yes because it is recycled water. Member asked about the pool expansion. Don addressed that yes we have the water to run 35% larger and the cost is mostly in the plumbing expansion.

Site 168 Ray Jones Member says he brought up the idea last April. He addressed the concerns people have with adding \$400 to each site. The member asked could it be amortized. Don will address later based on member votes.

Rita Walters site 397 - Likes the water park idea going first. Can we start it as soon as possible and think about the pool idea at a later time.

Lots 113 Paul Leblevec. The member wants to know the process that we go through today? Don advised that we cannot proceed without a formal motion made to membership. Don will provide full financials and that we would have to have a special vote on this in the April GM. Member asked can we open it up online to membership. Don feels that we have had enough feedback already and the BOD knows something needs to be done and we want member feedback as to how we proceed. Don will give financials based on what the membership votes. Member asked about a different location of the spray park and Don advised that we consolidate all pool areas together and if we go outside the current footprint then it involves more permitting.

Site 2 Dan Hebert – Patio, he is all in favor of and the water park. Has a concern of spending that much money (\$120,000) to only find out that it is still not big enough. The member suggests we do it right the first time. The member asked about moving the pool washroom change area and expanding bigger. Don advised again that it changes the footprint and creates big costs. Member states to do it right the first time.

Site 197 Lynn Bryson – Likes the water park idea. Having a second pool is out of the question. She recognized that there is a lot more kids since last year when they joined. She also asked about the quarry progress. Don reminded the member that this discussion is now about the pool

Site 397 Bob Walters. - the member likes the spray park idea but is worried about the timing to get it done. Don addressed that the bid we got is for \$36000 we added a 10% contingency and also 12% taxes. Don further added that we will get 3 bids before we decide on any project. Don has asked for us to decide what we are most interested in going forward.

Site 397 Motion to go forward with the water park this winter to a maximum of \$50,000. 2nd Dan Hiebert Site 2.

Don addressed the motion and that we can go forward with the plans immediately so it can go forward to be ready for next year's season. We will have to draw from the contingency fund and the membership will have to repay it back plus the interest (2 ¼ %) we lose from our investment. The membership will have to pay a special assessment that will be determined by the final accepted bid from the 3 bids received.

Motion passed by membership

Site 245 Randy Beck opposed the idea based on not knowing what the park entails. Don addressed the mechanical and finish details of what it would have. Don advised that the motion has been carried by the membership.

Don addressed the Patio Deck and that there is no extra cost to the membership.

Site 397 Bob Walters - Motion to go ahead with the patio area beside the pool area. 2nd Site 2 Dan Hiebert

Motion is passed by membership.

Don shared on the expanded pool idea. It will be a total \$20,000 total with improvements and to get the automater which will allow the pool to function for the next 4-5 years. If we expand the pool it will be at least \$125,000 with a large assessment to members. Don reminds the members that we have already spent a lot of money

Site 397 Bob Walters – Motion to not expand the pool at this time 2nd Don Pepper

Discussion

Site 321 Dwight Moodie - Member asked for a point of order and that we needed to clarify is this pushing all of this through without a notice of motion ahead of a meeting. Don clarified that this notice of motion would be for the next April General Meeting. Today is just getting direction from the membership if we want to proceed with investigation of going ahead with this project.

The motion is carried by membership

Don advised membership we will have firm details for members at the April General Membership meeting.

11. NEW BUSINESS

12. GOOD AND WELFARE

a. Site 389 Gerald Arksey wanted to thank all of his volunteers on the social committee. Reminded the membership that there is a 2pm meeting today. He reminded that everyone is welcome and they love new ideas.

b. Site 397 Rita Walters wants to know what we will do with the legalization of marijuana. Jeff addressed that the board has decided that we will formalize our direction once the federal government has finalized legislation.

c. Lot 14 Juliette Stewart – Wants to give Kevin Clark of Adventure RV a key for servicing the RV's. She stated that she has trouble removing her trailer because of her awning. She stated Kevin Clark lives in Rosedale and has all the equipment to move her trailer and that he should have access. Jeff reminded her that the owner must be here on site when contractors are on site. The board will discuss this.

d. Site 96 Carol Smith – Wanted to ask about the rules on wood sheds. Wants to have the rules changed to accept composite and resin sheds. Jeff reminded her that currently in the rules it is not accepted. Jeff reminded the member about what's currently commercially available with our Rules and Regulations.

The member makes a motion to have the sheds be made of wood, or prefabricated and commercially available plastic resin with the same size and color as in the rules and regulations.

2nd – Stacy Bylund Site364

Discussion

Site 71 Mario Romeo – are you going to put blocks underneath. The member said pavers or gravel underneath.

Site 368 Mary Albergo – how will this affect the overhang? Jeff reminded her that it still has to fall under all aspects of the Rules and Regulations.

Site 117 Jason Wright asked if we can read out the current rules on the sheds. Jeff read out the rules for the sheds. R&R # Section C, Item #4

Site 86 Doug Abernethy – Why can't we use vinyl sheds. He mentioned that there are no commercially available sheds that will fall into these dimensions. Tracy addressed that it was not in the motion.

Section C, Item # 3 Jeff read the rule to the member regarding the material.

Motion passes

Lot 14 – Juliette Stewart – would like to make a motion that Kevin Clark of Adventure RV gets a gate pass
2nd Dan Hiebert Site 2

Don discussed the approved contractors on the site have to go through approval and vetting by the park.

Motion was defeated by the members.

Site 86 Doug Abernethy – Motion to have vinyl siding added to composite siding for sheds. 2nd Don

Motion carried

Site 320 Darlene Brigidear – has concerns about the area outside the clubhouse with kids running and riding out into the roadway. She has suggested having a walkway or stop line on the road. Tracy acknowledged the members concerns and said the Board would look into it.

Site 240 Letty Forsyth - a few weeks ago they had their family use it for a wedding. She mentioned that her 3 young boys were here on a Friday night and that they could get access to the pool area. Janet addressed it is a fire egress door. Member wants signs put on all doors that the doors are not locked and exit to the pool area. The Board will look into it.

Site 202 Peter Holm – Rose on a procedural point of order. Member addressed Bylaws Rules D4 and F and that we are not following the Bylaw. The Board asked for clarification of what rules the member was referring to. The member was reading rules that did not correspond to any of our rules and regulations. Janet verified the rules and regulations and the bylaws of the Harrison Holiday Park and they did not refer to what the member was speaking about. It was discovered that the member was looking at something that was not relevant to the current meeting. Don reminded the membership that we are allowed to make changes to rules and regulations by membership vote at a general meeting. Mr. Holm withdrew his point of order once he realized that the constitution he was referencing was out of date.

Site 105 Kim Schneider – asked about extra trailers that have been on the sites all weekend. Don read the rules Section C Item #4 and its provisions. A permit must be purchased at the office. Don further added that it must be plugged into the owner's site and that all safety rules of the park must be followed.

Site ??? (not audible) – wanted to know about upping the amperage to 50amp. Don advised the membership that we have as a board many times looked into this. Numerous previous general meetings have rejected this idea. We are a 30amp campground. Jeff explained that the power use is averaged

amongst all of us in the park and to do only those who want to upgrade. She will need to make a motion at the next membership meeting for the members to the option vote on it.

Site 368 Mary Albergo - Member is asking about the extra RVs that are there longer than the 3 days. Jeff advised her to write a complaint form if seen.

Site 2 Dan Hiebert– mentioned that that park has already done a significant upgrade. That the service we have already is great and to upgrade it is very expensive. Involving the whole park being dug up as well as very expensive. Dan mentioned to the membership that the Board hears these requests all the time.

Site 68 Brittany Woods – Member received a letter on her car and their children’s behaviour. Member wants to know about the complaint process specifically to children. Jeff addressed the member to the process of writing a complaint to the board which will review and address all parties. Don further added that people should talk to their neighbors if they have any complaints to try to resolve it.

397 – Rita Walters wants to know during July and August can we have a part time person in the office when Lynn is off. She has seen people wandering the park on these days and thinks it would make the park look better. Jeff advised we will look into it again.

Lot 180 Ivan Armstrong – The member mentioned that he also belongs to a park in California and they have members who volunteer their time. Rita further added that she helps a lot of people who are looking in the park. Tracy added that everything is available online.

Lot 313 Sharon McBeath– wanted to know if there are any carpentry contractors who want to volunteer to spruce up the kids club.

13. ELECTION OF OFFICERS

Jeff asked the membership if they had any questions regarding what the positions involve and advised that both Janet Fehlhaber and Tracy Quiding were stepping down and that we needed a strong Board of Directors to continue running the park.

Motion to re-elect Jason Reilly by Jeff Robinson 2nd Don Pepper Jason accepts

Motion to elect Carol Smith Site 96 by herself

Motion to elect Mary Albergo 368 by herself

Motion by John McPhail Site 322 to elect Deborah Ticehurst Site 271 Deborah accepts the nominations

Jeff announced for final call for elections

Elections are now closed and the above members are now part of the Board of Directors.

14. ADJOURNMENT

Jeff closed the meeting at 12:00 noon

Don thanked Janet and Tracy for all the service to the Board and the park.