

**HARRISON HOLIDAY PARK ASSOCIATION
GENERAL MEETING - HHP Clubhouse
Sunday, April 21, 2019 10:00 am (Registration at 9:00 am)**

MINUTES

BOARD OF DIRECTORS:

President, Jeff Robinson
Vice President, Dawn Shigematsu
Treasurer, Don Pepper
Secretary, Carrol Smith

Park Liaison Jason Reilly
Special Projects, Deborah Ticehurst
Park Enhancement, Dawn Shigematsu
Past President, Chuck Barkman

1) CALL THE MEETING TO ORDER.

Meeting was call at 10:01am

2) INTRODUCTION OF THE BOARD OF DIRECTORS.

3) THE MEETING WILL BE CONDUCTED AS PER ROBERTS RULES OF ORDER.

4) CHECK OF REGISTRATION AND PROXIES.

122 voters
38 proxy
27 non voters

5) ASCERTAIN A QUORUM. We have a quorum.

6) MOTION TO ACCEPT THE AGENDA AS CIRCULATED IN YOUR PACKAGE.

#91 **Cindy Dalglish** added to new business. See below

1st #85 **Don Pepper** 2nd #298 **Jeff Robinson**

7) FIRST ORDER OF BUSINESS IS TO APPROVE THE MINUTES OF THE SEPTEMBER 02, 2018 ANNUAL GENERAL MEETING AS CIRCULATED IN YOUR PACKAGE.

1st #298 **Jeff Robinson** 2nd #85 **Don Pepper**

8) BUSINESS ARISING FROM THE MINUTES.

Pool / Spray Park Update;

Deb Ticehurst advised that she is continuing to work with the health board in Abbotsford and a new engineering consultant. As per her report, the splash park became too bogged down in red tape and became too costly and was cancelled by the Board for the 2019 season. She is hoping to have everything in order for our September Meeting.

9) REPORTS

President's Report, as circulated in the package.
Vice President's Report, as circulated in the package.
Secretary's Report, as circulated in the package.
Treasurers Report, as circulated in the package.
Park Liaisons Report, as circulated in the package.
Special Projects Report, as circulated in the package.
Park Enhancement, as circulated in the package.

Jeff asks that the members approve the directors reports with the exception of the Treasurer's which will be addressed under v) New Business - Proposed Budget. He requested comments/questions on the reports and there were none. All were in favour of accepting the reports.

10) NEW BUSINESS

#91 Cindy Dalglish - to add under new business, a motion to discuss the decision that disallowed this RV from not being moved into the park before we get to the accrual motion of the legal fees. 2nd by #254 Maureen Towell.

Don – notice to move #2 to #4 position just before the subject to discussion. There will be opportunity for discussion regarding this notice of motion the board will be restricted in what we can answer or reply base on the case is in front of the courts, we will open up for discussion when we discuss motion # 2. So, I don't see the need for it to be added OK.

Jeff, So the question was to add a notion to motion 2nd by **Don**. Motion passes with 114

Jeff - We will have a discussion why the decision to disallow the trailer prior to our #2 motion moved to #4.

Jeff- Can we get approval of the amended agenda, Don moved Jeff second. All in favor – yes

i) Notice of Motion #1: Marijuana use in the park.

Jeff brought to the members the new law of smoking Marijuana, the board was asked to come up with some ideas for a use or non-use.

If therefore resolved by a majority vote of the members of Harrison Holiday Park Ass, to allow the smoking of Marijuana within the members own site only. That is a yes or no vote. If yes, if you approve the use of Marijuana, should not become a nuisance to your neighbors. If a complaint is made to the member and a resolution can not be reach between the parties involved then the board of directors will intervene as per section 9 of the rules and regulation.

The question is, does the membership want to allow the use of marijuana within the park on the owners site.

Discussion;

#166 Brian Phillips, we know the board is going to ask for money for legal bills. The fact that marijuana is now legal, if we vote no in the park and somebody hires a lawyer, you think this bill

for the small house is big, if somebody hires a lawyer and challenges this rule, it could bankrupt this park. There are thousands of societies like ours out there all waiting for the first group for the first person to sue. We do not want to be the first group that has to hire a lawyer that has to fight this. Let someone else fight it first. Let leave it for a year. See if someone fights it and see if it becomes a problem in the park.

#91 Cindy Dalglish, just a heads-up last year when we were in the park, we have only been here a year and it was very evident that people are already using marijuana in the park. Unless there has been issue before people decided, they have already been allowing this.

#370 Mitzi Fraser, I personally do not smoke marijuana or cigarettes, but marijuana is now legal, we can't restrict what is legal. Ok just do on your site and designate an area like smoking. If they want to set that up fine. You say they can't smoke marijuana, then you can't smoke cigarettes, you can't drink your beer or your liquor on your site, it's all legal and we will bankrupt us again if we have a law suit.

Don, the board recognizes that, and at the September meeting, it was requested the board to present a recommendation to the membership to allow marijuana smoking within the park. We have the right as a membership, a private organization, to create our by-laws as such. The point we were making here, it is legal. What we have done is said OK we recognize the legality of it and we are giving it to the membership to evaluate where or not we will allow it; on a lot or if we refuse to allow it at all in the park. The board is suggesting only that it be allowed on a member's site. Nowhere else in the common grounds of the park. That is the question in front of you.

#113 Paul Leblevec, I agree with the gentleman that said we could run into some legal issues, if someone wants to take on that battle. You might have these pro pot groups that will find someone in a trailer park that they will get behind them and say let's take this to the supreme court. We don't have to get into that if we change our minds, if we turn it down now, we can always change our minds later. Or the next thing we could say is that we don't want tequila on the property. We should keep in mind to keep it (marijuana) discrete.

#231 Desmond de Lusignan, we have been coming here for twenty years with my parents, both have passed away this is a very family-oriented park. I don't understand why people would want to bring law-suit within the park. To jeopardize the fun and excitement, like what is going on here, why are we taking law suits and who would want to bring a law suit against some where that we enjoy ourselves and come here to relax and live the same way that this park has been going for years. Why do we want to bring it to that level? I just don't understand why someone would do that.

Jeff, Don has said that the board was tasked to come up with a resolution for the use for marijuana. So, the question is to the membership, Does the membership want to approve the use of marijuana in the members own site?

#335 Bev Silverton gave the results YES - 87 NO – 75 Smoking marijuana on owner site – Passed, subject to section 9 of the Rules and Regs.
Bev motioned to destroy the ballots, 2nd by Don Pepper. All in favor - Passed

ii) Notice of Motion #3: To cover Operating Deficit using either the Contingency Fund or a Special Assessment.

Don,

Moving on to motion #3

We are going to have a deficit. In the budget you will see projections on the far-right hand side, there are a few of those that have gone way over budget. Pool expenses, Maintenance- February wind storm. We had an arborous come in and look at the trees. We had a total of 28 trees come down either from the storm or they were removed for safety. Cost of that was almost \$20 thousand. This was an emergency, so the board used to contingency fund. We will have a deficit of \$11 thousand. You have an option in front of you two options either pay a special levy of \$27.25 per site or take the money out of the contingency fund.

Don moves that we use the contingency funds to cover the deficit, we will not know the final amount until the final accounting is done - late May, early June. 2nd #387 Chuck Barkman.

All in favor – passed.

iii) Notice of Motion #4: To cover the cost of a new potable water filtration system using Contingency Fund or a Special Assessment.

Don- We received a heads up from Fraser Health. What has happened is Health Canada is instituting a change in the amount of Manganese allowed in potable water. They have dropped it from .07 to .003 which is pretty massive. Once this goes into effect, we will require a whole new water filter system. This is legislation that was supposed to have passed on January 19, 2019; but still hasn't been. Fraser Health will keep us apprised.

We have discussed various filtration systems and, thanks to Frank, found that the water softener filtration system that we put into the laundry room last year reduces the manganese in our water to .002 which is below the proposed guideline. It's also far less expensive than an entirely new system.

We have been led to believe that everyone will have a grace period to upgrade their filtration systems. The best estimate is one year from the implementation date. What we are trying to do with **Motion #4** is be proactive. One year will take us into our next season (2020-2021). That means we need to fund it this season so it can be installed during the shutdown months (Nov to Mar) in order to minimize the impact of a water supply shutdown. That is why we are bringing this to you now.

We consider the primary objective of the contingency is it's use for emergency or major infrastructure spending. The board is recommending the use of the contingency fund up to \$45 thousand. (Quote for \$39 thousand, maybe electrical upgrade, permitting) in order to upgrade our water filtration system to meet federal guidelines. Note that a Special Assessment would be \$110 per site.

Don motions to use our contingency fund to upgrade our potable water filtration system to meet the new Health Canada guidelines up to \$45 thousand. 2nd #2 Dan Heibert. – any discussion?

#118 Pam Ballantyne – Do we have to bring water from home now. Is it drinkable?

Don – water is drinkable now. **Pam** – I know it is, it just doesn't taste very good. Do we have to bring it from home? **Don** – that's your choice.

Don - We have other issues with solids, we are on two aquifers. Every once in a while, we get the o'da'sulfa here. Its sulfur springs down there and the water can get the odor. It meets all current potable water standards in effect for Fraser Health. That won't change. What this is going to do is reduce the manganese which is the requirement of the Federal Government for drinking water.

231 Desmond deLusignan, I would like to find out how much money we have in our contingency fund? Are we going to keep depleting it till we have nothing left?

Don – If you take a look at the statements that are issued on the budget it will tell you exactly how much money we have in our Contingency fund. \$325 thousand.

Don – call question

Don - all of those in favor of using the Contingency Fund to upgrade our potable water filtration to the tune of \$45 grand. Motion carried

iv) Notice of Motion #2: To fund ongoing lawsuit from a member regarding a Tiny House on Wheels.

Jeff- At this time we will have discussions on the decision that disallowed this RV from not being moved into the park.

Discussion;

#91 Cindy Dalglish, first of all I would like to thank the Board of Directors for the hard work and due diligence and everyone that has shown up for the meeting.

Because I don't understand all of what's going on and as the motion as presented can kind of show us the back story. I would love more facts so I can make a more informed discussion when we are talking about the legal piece. Motion is to discuss this and how did we get to this point.

(Legal issue) As some of you know there was a Facebook post that was not met with niceness, it got nasty quickly. Want the facts. My question is why was it allowed in the first place.

Jeff – I want like to make a motion to discuss those issues that Cindy just raised. 2nd #91 Cindy Dalglish. All in favor – Passed.

Jeff-

On June 18, 2017 the Wrights applied for a 35ft custom Lillooet trailer to be brought onto their site- no other details were provided. Our Caretaker approved based on the size.

In September 2017 (after the AGM), the board became aware of the intention of bringing a THOW onto their site, they were warned that based on the precedent and R & R's it is unlikely to be allowed. Full details of the trailer would be required.

Presentation of the details of the THOW on November 21, 2017 (after the September 2017 GM and after the park closed).

The board denied the trailer based on the R & R's. Rule 2.B & 2.C1

Our response to the Wrights denying their appeal in February 2018 again outlining the pertinent sections of the R & R's. Rules 2.B & 2.C1

On April 16, 2018 the Wright's advised that they were hiring a lawyer to pursue the matter.

Their lawyer sent us a letter on May 14, 2018 – after the spring GM.

The board responded to him on June 1st restating that the THOW does not meet the criteria in our R & R and that the board stands by its decision. At this point we hired legal representation in response to the potential court action suggested by the Wrights lawyer.

In spite of our response and a response from our lawyer (June 10, 2018) disputing the claims from their lawyer, they again did not broach the subject at the GM (September, 2018).

At this point in time our legal costs have not exceeded the operating amount of \$2,000.

On November 11, 2018 (again after the park was closed), we received a notice of claim and that the matter was proceeding to BC Supreme Court.

Our lawyer has responded.

Current Facebook discussions are not monitored by the Board of Directors, nor do we participate in any online discussion groups for privacy reasons. What ever is posted is not our responsibility.

#113 Paul Leblevec, I have given this a lot of thought so I have a few things to say, and some questions. The regulation that you quoted, can you read them out and explain what is in those regulation that you felt was in violation.

Jeff –

2B, to ensure necessary compliance in the following areas i.e. length, sewage system, appearance, proposed positioning on site, compatibility with site and park (i.e. tree configuration, landscape, etc.), all RV's to be situated on the site shall be approved the Park Caretaker upon submission of necessary forms. One RV shall be permitted per site.

2C1, RV Dimensions: They shall be single height units only and fit onto the assigned lot to meet the Positioning requirements describe below.

Paul- What is in those regulation that was not meet?

Jeff- 2 floors.

Paul- It says single height, my understanding is its not 2 floors, no different that an a 5th wheel that has steps going up to a room. My point is the approval process doesn't have a good approval process. Maybe this happened because we didn't ask for pictures and more what's coming in. The Wrights meet the approval and went ahead with their project. They spent a lot of money and now denied. I would have issues as well and possibly take legal action.to me it's simple, they were approved, their travel trailer has been registered with ICBC. What ever you want to call it Tiny House. It is CSA approved. Single height and there are a lot of different trailers in the park. We should have a committee to approve and decided if it meets the requirements.

#2 Dan Heibert, Paul made a lot of points. A 5th wheel does not have living space below. My understanding that this trailer does have two living spaces. Is his door on the wrong side?

Jeff – there is nothing in the R & Rs about that.

Dan- is the trailer on the left side or right.

Jeff – not an issue

Dan – I don't think all the information was filled out attentive approval form was filled out the same as I did. Frank was very helpful in what I could purchase for my lot. When you find a trailer fill out the site plan where everything will be. I don't see a secondary page, only a

tentative approval for a 35 ft custom trailer. There are a million different trailers. For the Wrights to say this isn't a tiny home and rest their case on the fact its not a tiny home. Sesame Street taught me one thing. One of these things is not like the other, one of these things is not the same. It does not fit with the aesthetics of the park as it is as now. If you want to vote in tiny homes, vote in tiny homes. But it was shot down the last time.

#227 Janet Felhaber, I think it's a nice-looking unit, but it is the process of getting it approved. I'm frustrated, when I bought in here like Dan said I went through the process of knowing the R & Rs which I signed off on when I became a member. I was denied a few things and expected it. What I'm frustrated with is we have gone from the start to a law suit and at no point did we get a form like this where it was brought to membership. At no point was it brought to membership that this is what were doing can we apply to have a change in our R & R or the members can have a look at this as a group decide on making a change. That's how things change in this park. We go by the process of filling out the paperwork and bring it to the members. I have to point out that he is suing the park, he is suing himself. He can't not go about saying something and then doing something and then begging for forgiveness. You do the right channel, you do the paper work and you let the process unfold.

#137 Agustin Gomez, I agree with what Janet said. I just want to know why it was not brought up to this meeting. Why are we getting into a law suit that has nothing to do with me, just costing me money? I was the first person to have a pergola. I went through the process and now we can have pergolas. Why was this not handled the same?

374 Lynda Brenzil, I have the paper work here this man is showing us his approval, the fact of the matter is as far as I can see, His whole approval process is based on him trying to deceive the Caretaker that works for the members of this park. He writes down custom, custom what. Right! So, you got approval, this is his only argument, I have approval. It is based on a deception, there are lies of commission and lies of omission and this is a lie of omission. If he had brought to the members it might have been voted in, I really don't care. What I do care about is being lied to and then being sued.

#70 David Senft, 30 to 40 years ago when the park opened, we had RVs, trailers towed by vehicles. What happened back then when the first park model came in looked different form anything else in the park. I don't think anyone was denied but I don't have the records. I have seen the picture, yes, it is different. Knowing from experience we will be looking at a lot more money. Not 10 thousand, more like 80 to 90 thousand. If the Wrights do win, we will be looking at their legal fees as well. In the future maybe we could change the rules.

#91 Cindy Dalglish, going back to the process, I agree with others that if we have a tighter ship in the process of approval. I disagree with this being called a deceptive process, he went through the approval process as stated and he put it on there custom. It was an opportunity to ask question what does it look like? The conversation did not come up as far as I know. In the R & R the definition of and RV camper, tent trailers, trailers, 5th wheels, motor homes and Park models and this is what this fall under. What doesn't fall under the rules is the giant bus in this park.

Jeff – Your off topic.

Pam – discussion is for me to talk you don't get to object.

Don – That is off topic, I am asking you to withdraw your comment effect immediately, you are out order. Please sit down.

Pam- No, point of order by Roberts Rules, is that this is a discussion and objections are not at this point. There are no rules that I can only speak once. Regarding the pergolas and sheds, I'm sorry I agree you went through a process but we are talking maybe a thousand-dollar item, were talking tens of thousands for a trailer. And an approval that was done in the first place. Were comparing apples to oranges. Going back to the process, the process was completed. We need to go based on facts not our opinions, not on what we like or don't like. There is a process, there are facts, and the facts are this was approved based on the process as is currently is, based on the regulations as they currently are and they meet those criteria.

#208 Cheri Stefanucci, from what I understand the approval process was met. I understand that the trailer has the CSA sticker on it. It does say RV, if we go into the aesthetics of this park there are some pretty strange looking very old trailers from the new ones. So, we do have to say yes, some of the new things coming into the park are going to look different. People are calling this a tiny house but it is stamped and regulated as an RV. I don't think we have a leg to stand on. I'm not interested in having our contingency fund eaten up by a law suit. I think it's ridiculous and I think we need to change going forward.

#90 France Toebaert, In the R & R it shows campers, tent trailers, 5th wheels and travel or park model trailers. If you look at the CSA approved of the tiny homes, it is for a tiny home. That is not what applies in the R & R. When anyone comes into this park they have to sign off saying they have read the rules. If you do an application and not have read the R & R you are then lying to the application. If we allow these people to bring their tiny home in then anyone else that has a beef against us will come and sue us, and then we will go law suit and approve them. So why do we have R & R.

#335 Bev Silverton, Tiny house, tiny trailer. If you go to the web site, outbuildings.ca you will see the floor plans. It has a main floor and a second floor and we aren't supposed to have 2nd floors.

#2 Dan Heibert, it keeps coming up that he had approval, he got an attentive approval and the secondary page to this approval form that I have yet to see. I have yet to see the site plan. Even though Frank said yes, there is more to the approval process than this. We all have to fill out more than just one page with a scribble signature. It's an attentive approval for a trailer roughly 35 ft that's all this is.

#240 Letti Forsyth, the trailer itself I don't have a Hugh issue with, I do have a problem with the not following the R & R and not following the due process. My question is more to Jason and Leanne, when you were denied and the board and Frank said I'm sorry but this does not meet the criteria of our bylaws, I'm, curious to find why they chose to go straight to a law suit as opposed bring it to the membership. It sounds like a time line, it would have given them some opportunity to say hey let's bring this to the membership meeting, let's see what the group as a whole. Is there a piece of information we are missing buy pass the approval of the park? The R & R are not made up by the board, they are to enforce the R & R. That's why we vote them in to make sure everyone is following them. If you have something that you think you would like to change,

bring it up to the board. I would to have this answered by Jason and Leanne if they fill comfortable talking.

#182 Louise Lapointe, the big question is, if we allow one, which means we will allow more of these particular models. What is this going to do to our status as an association. Is that going to change our status, how they view us as an RV park. That is one concern that will change so many things.

Don – I will address this immediately. We have no control over what BC assessments will determine. If BC Assessment comes in and sees tiny homes and park models, we have no idea what they will do. We are not going to approach BC assessment at this point. Why should we? We already had a 21% increase in the assessed park value this year. If they change us from an RV Camp ground, I don't know if that will happen as a result of allowing tiny homes coming on, nor does our lawyer, nor is anyone going to volunteer that info at BC assessment. We do not have a definitive answer to that.

#113 Paul LeBlevec, Was there a second page to this application process?

Don – Yes, the site layout.

Paul– We not allowed to see that?

Don- It's just a basic site layout.

Paul- Again the approval process seems to be a problem for me. If we have a problem with tiny homes for those of you that do then fair enough. I think we need a committee to decide what is acceptable based on our R & R. To go to court is dangerous to me. I think they meet all the criteria, some of you might think they weren't forth coming and they lied by omission. They filled out the necessary paperwork and it was our responsibility as an association or a board of directors. It seems that it is strictly Frank that approves it and it doesn't go forward to the board after the fact when you have your floor plan which you have.

Don – You said floor plan, we have a site plan. That's a serious statement.

Paul – ok, site plan and it says here that Frank approved these and we need to change that process. We don't have to let one tiny house into the park. We could vote today not to allow them ever again. I really don't think our status will change because it is an RV, its one RV and were only here 6 months of the year. Allow this one in and no law suit.

Jeff- Just so you know the approval process has been edited to require pictures and floor plans of trailers. That adjustment has already been made.

#323 Kari-Lynn Bruce, Paul pretty much said everything I was going to say. I think it is important that they were already approved and the vote were doing today is are you in favour of funding the law suit instigated by the Wrights. I don't know the Wrights, but it has a hitch, its CSA approved, its BC approved as an RV, it got wheels. You may not like the way it looks but they were approved. I'm struggling with how to vote on this. If I vote no then what's going to happen? What if we lose then were all in trouble?

Don- If we withdraw from the law suit because its been filed. We are conceding and will be liable for their legal fees. The courts in BC has revised legal fee reimbursement, you will only get between 25 and 35 percent on legal fees. However, the court can and usually does assess damages. If we withdraw from the law suit, we will be liable for the damages and the legal costs, that is a fact.

Kari – of the Wrights?

Don- Yes, that is correct.

Kari – if we no on this does that mean that were going to pay their legal fees up to date and let them have their RV come in?

Jeff – Yes

Kari- if we vote Yes, we are continuing with the law suit?

Jeff – Correct

#155 Bruce Ballantyne, my wife and I are the second longest running people in the park. We have seen a deal of changes. I invented the axillary roofs. We came to a meeting like this, has the ok to put them on and never looked back. The park has changed over the years. This is just a new trailer coming in. my guess is in the future many more are to come. Its just a modern trailer.

#117 Jason Wright, my wife and I had a big discussion as to were we were going to speak at this meeting. I understand this is a continuous issue with a bunch of people. There is a lot of speculation and what we did, what we didn't do, what we should have done, what we did do. The fact of the matter is, we went through a process as new members as we understood them. I did read the R & Rs, I ask question in my orientation, the answers I got gave me no indication that something like this, a custom RV would be disallowed in this park. So, we proceeded ahead. Along the way as I became an elected member of the board, I thought it was a common courteous as a board member to present what we understood as an excepted RV to be brought into this park to the board so they wouldn't be blindsided by this. At that time, I was denied and along the way as a non profit in a governed society act there is provision for a dispute between the members and the board. That is the process that my wife and I are following. The process that we have here at Harrison Holiday Park for bring in RVs does not include the membership. I can't dispute on what one's person wants to bring in and they can't dispute what I want to bring in. It doesn't exist, as a process. We are not suing because were evil people, we are following a process as it designed in the province of BC, the answer to the question about this tiny home, you can call it want ever you like. We had a professional company build a CSA approved RVs to build us a custom RV. We had it tailored for our colours for 30-amp service, we had it tailored for any future needs we might have. We have cogency thought of what we were going to do and why we wanted to do and go through this process. Our neighbours see the good people that we are, were not trying to be deceptive or underhanded in any way. We love this place. We are frustrated with this process; we want to move on. The answer to the law suit if it gets voted down NO, then this thing goes away because we will be in this park with our RV and will be waving at people to come check this out. Everyone will be happy. It impacts nobody, it is an RV and this is an RV park. We have all the paper work from ICBC, CSA approved, Transport Canada see this as an RV. If you vote NO, this law suit goes away.

Jeff- the board is going to pose a question to the Wrights, The Wrights had three opportunities to bring this to the membership and have membership vote on it. The board is here to protect all the members. The board deals with the rules and regulations. The board does not make up the rules and regulations. It's up to the member if they want to do a change to bring it in front of membership. They had the opportunity 3 times to do such. We have reacted to everything that has been put in front of us and that is why we are here today.

#137 Agustin Gomez, I would like clarification if we withdraw from this, we are responsible for the cost of out of pocket? Are we on the hook for money or are we free?

Don- We are before the courts, we can not speculate on that nor can we offer our opinions, the board is in a position that we can only state the facts.

Agustin – what is choking me about this is. I have nothing to do with this and its costing me money. No one know how much this is going to cost. We are in this together, that is my concern.

#117 Jason Wright, I will reiterate, if is this motion gets defeated and then member decides not fund the legal action, we will withdraw our legal claim. That tells us we are allowed to bring our RV on site. It is clear what we will do.

Member, can you answer Jeff question why you didn't bring it up to membership meetings.

Jason – I will counter with a question

Members - No answer the question.

Jason – the process for a member bring an RV on site does not include the group as a discussion, as I read the rules. That is the answer to the question. Now the question I have back is as a financial item this legal cost started to go over 2 grand, why was it not brought up to the members. Why did it have to go to 45 hundred, and then asked for more money.

Don- This is the first opportunity since you went to court for us to present it to the membership. Your action occurred after the park was closed in November of 2018.

Jason – You can always request for a special meeting. You are well within your rights. You chose not to.

Don – this process sir, before we can do anything if you wish to allow this type of vehicle into the park, the board is only enforcing the rules that we have in place. If those rules are changed by the membership at a general meeting then the board will change its stance of where this is going. But until such time as rules change, we are going to just accept and break the rules. It has gone on around here long enough. Does the word grandfather mean anything to any body around here? We are trying to streamline and make things simple. I can point out to you that you want a special general meeting called November or December. I doubt we will get 160 people out for that meeting.

#343 Bob Bosma, there are lots of valid points brought up here today. What I'm concerned about is the appearance of the park and we watched program on TV about these tiny homes and but I think if we were to bring this type of an RV into this park it would change the entire look of this park within. Then it starts to look like lane way homes in Vancouver. I don't believe that what we came up here for. This park will change from a RV park to a mobile home park, that what it will look like. That is what it will be assess at. If the government has the opportunity to collect more taxes, they will do that. The other point was let the Wrights bring their RV in and then we could come up with one and one only, grand father. This may be a compromise and I don't like the way it has been brought up as a threat of a law suit. I believe that in the rules it mentions with it being a two-level unit, other people have said the 5th wheels have stairs to the second level. It does not have two separate living spaces. That is the big difference. Two floors two ceilings. I think we need to stick to our guns. They knew up front, some people say they were pulling the wool over our eyes, I disagree.

#113 Paul LeBlevec, I was told I can't speak any more, the amount is two, is that true.

Don- one last time

Paul – so our regulation states single height, I don't know what that means. Maybe clarify. It is not in the hands of the membership when there is a dispute according to the BC society act it is dealt with by the method they are taking. The fact is we have an approval in place and to nobodies' fault, but now we have learned a lesson. I think we are going to get our ass kicked in court. Jason says he going to drop everything so Jason will there be any damages. No

Don – Thank you. We can not address innuendos, opinions or anything else. We can only deal with the facts on this situation. Our lawyers have advised us that we are on firm ground in this matter. That I can say. However, where it goes on further, how far it goes on, it is a matter in front of the courts. People have made comments about changing what we do, if you want to do that then you present a motion at an AGM prior to and get the membership to vote Yes or no to rule changes. If you don't do that the board of directors will follow the R & R that we have, period.

#323 Aaron Bruce, I don't understand why we have to go this route. Why do we have to have a law suit? Can there be a compromise. It's a custom trailer, can it not be adjusted a little to fit the criteria to fit our regulations? Can the board come half way? Can we come up with a solution so we don't have to go to court.

Jeff - we did not launch the law suit, the board is defending the park.

Aaron – I'm speaking to both parties here. Maybe we can come to common ground.

#38 Silvia Young, I really like these tiny houses, but they do have a loft. How many trailers in the park have a loft? none. When you come into the park and you walk around you check out the lots and the trailers. Do they look like these tiny homes. There is not one in the park. When I look at them, I knew they wouldn't be allowed. So, if they came into the park, they see all the trailers and none look like that, why did they not bring a picture to show that this is what we like and like to have in the park. They would have been rejected right away.

#70 David Senft, you mentioned the definition says one level, I take that as one level outside, single height. If he is in regulation for the over all height including axillary roof, its all what inside. We should have started off with a vote if we would except it first. Once we vote we can get rid of everybody in line coming up talking about their opinions.

Jeff – the vote on whether to except or not has to be given with advance notice to all memberships so they know in advance the question being posed and they have an opportunity to come and vote or give a proxy vote. That motion was not on the agenda.

#2 Dan Heibert, to the point of what's the difference on what's on the inside, if we go down that road, then can I put bunk beds in my shed. You say in the rules single level. We can't just start bending the rules, we have to follow the rules we have or change the rules we have.

240 Letti Forsyth, there is understandably a lot of emotion in the membership, I for one not 100% ready to vote either way. I feel this info is over whelming. I feel this should have been brought to the membership at least once saying this is what you wanted to bring into the park. Can we delay this vote and have another meeting? Is there an opportunity for Jason and Leanne an opportunity to stall the law suit and bring a vote to the membership to allow tiny homes? I'm hearing that the people are getting angry at the board and the board is just trying to enforce the

rules. It is a membership decision if we want to bring something new, bring it to a meeting and the membership can decide. The board has done nothing wrong.

Jeff – all this information is in the previous board meetings.

#33 Catherine Collier, Roberts Rules, people can only talk twice, and someone questions it, it goes to a vote.

#355 Jim Flodin, clarification, we were told we could only have an axillary roof, a roof that is detachable. Tiny house has a fixed roof. Is that an issue?

Don – all trailers have a fixed roof.

#166 Brian Phillips, it seems to me we have a process the trailer application was sent in, once it was denied, the Wrights continued to build his trailer. They did not come to the membership to have rules changed. They decided instead to go to a lawyer and fight. I'm just wondering if it was me, I wouldn't want to sue this organization and walk around the park.

#335 Bev Silverton, I am calling question.

Jeff – **The question is to the membership be it therefore resolved by majority vote of the members of Harrison Holiday Park Association, to fund the ongoing lawsuit initiated by a member regarding of placement of a Tiny House on Wheels on a members site which the board of directors has declined to allow.**

Don - **Mark your ballot YES if you are in favor of continuing the law suit, NO if you want to stop the law suit.**

Collecting ballots for the vote on law suit.

#335 Bev Silverton, Yes - 87 No- 64

Jeff – Motion is approved to continue the Park's legal defense of the lawsuit.

#335 Bev Silverton, I make a motion to destroy the ballots.

Jeff- All in favor - Passed

Jeff – back to the agenda #5 discussion of the budget.

v) Don Pepper – Treasurer's Report and Proposed Budget

The board has met on a number of occasions over this. We have had meetings with the Village of Harrison, Hydro, Fortis, and our Insurance Company (our non-controllable costs). All of these costs have gone up (insurance by 6%).

I will address quickly the potential for a claim for the cost of cleaning up; our insurance does not cover that. What it covers is damage and replacement of infrastructure. There is a \$5,000 deductible. So, when we tally up how much infrastructure that had to be fixed it was about

\$1800. We can't lay a claim for \$1800. The rest was the cost of taking the trees out. This is where we went sideways with this year's finances.

We are proposing a number of things for next year.

What you see in the capital account column of the budget is all part and parcel why your dues are up this year.

We are putting an awning as a carport on to the shed a storage for more of our equipment. Dave Corr will do it for the price quote on the Capital Account Budget.

We discussed the Auto Chem System last year, at the September AGM and decided not to go ahead with it. We thought with all the up-grades last year we would be good for the next 3 to 5 years. That said we are presenting it again. The pool takes a lot of time to maintain for 2 people. We want to be pro-active because the auto system is mandatory in Alberta, and we feel it's only a matter of time before BC makes it mandatory. We will order to have it installed for next year. We have approved patio furniture for the new patio area of the pool.

We are budgeting (again) for up-grades in the boat area. We had to nix this year's plans as a result of money spent cleaning up the park after the 2 windstorms. Hopefully we can get it resurfaced and add a few more stalls for boats. The budget for that is \$4500.

The total capital account spending is \$21,600. You will be spending \$15,000 this year but not have the benefits till next year. It will be all in place and you will have a far more efficient and effective pool that will benefit everyone.

Don- My motion to you is to accept the Treasures Report and Budget that has been presented to you, Can I have a seconder. **#91**

Discussion,

#265 Louise Graeme, - wondering if we could get WIFI throughout the park.

Don- we looked into this and it was very expensive at \$95 per month, per site.

We have broached this subject many times. Shaw put in the GO WIFI two years ago, which expanded the WIFI around the park. This gives us service at the fire pit, throughout the clubhouse area and over by the office and gazebo area.

#245 Randy Beck, can you tell up more about the Auto Chem System?

Don- The system automatically reads and senses the chemistry in the pool 24 /7 It adjusts the chemicals automatically without having to monitor 3 to 4 times a day. It is a more efficient way of ensuring the water content in our pool. This will free up time for our staff as well.

We have budgeted \$1500 for potential electrical work. The bid we have is \$8500 taxes in. Fraser Health thinks this is a major up-grade for the park and fully on board with the idea.

Carrol- We have this system where we live and it works beautifully. All you have to do is clean the pool, the system does the rest.

#387 Chuck Barkman, can you explain the reasoning for the necessary requirement to do the boat area up-grade and the awning? It adds over \$10,000 to our finances

Don- The awning will protect and free up space in the shop for our equipment. We, the board, felt it was a worthwhile expenditure to proceed with. The boat area will be increasing the number of stalls for boats. We have budgeted \$4500.

#4 Bob Bakker, I'm looking for clarification what the area will look like. We have cars and trailers parked and I would like to see that area cleaned up. Which side will the awning be on?
Carrol- The kids playground side.

Bob-There is a car parked there with no insurance.

Don- we will look into this.

#155 Bruce Ballantyne, With the law suit, how are we going to fund that?

Don- we have budgeted \$10,000

Bruce- my experience with lawyers, I think it's going to be 3 or 4 times that amount.

Don- We are aware of what we are facing.

Don-Any more questions? No, I'm calling for a vote.

All in favor, 8 opposed. Motion carried

Jeff- for the good and welfare of the park please note that if you are going to make a motion to change the R & R to the board: The membership needs prior notice of that motion to inform all members.

11) Good and Welfare - Open Floor

#387 Chuck Barkman, Past President. I would like to thank the board for their good work. The winter storm that reeked habit to the park as a whole. The number of trees that came down and the added expense to bring in the right kind of equipment to get the job done in a timely matter. This was the boards quick reaction to get the work done so the park could open so we could enjoy over the summer. Also, the other tough decisions they had to deal with. We also need to give Frank and Rolland a big thank you for their spectacular hard work, dealing with fall clean up, then the storm.

#129 Selena Haines, I would like to thank all the members & guest for driving through the park slowly and picking up after their dogs. I would also like to thank Stan # 156 for cleaning or road and gravel for Frank and Rolland to pick up.

#91 Cindy, I want to thank the board very much for the work you do. I know how hard the work is you do. I might not always agree, but do appreciate and value the work you have done.

In the future agenda motion if they can be written in Roberts Rules so we have rational.

#389 Gerald Arksey – Social Committee, Thank you to Randy and Tracey the welcome social last night. In your package you will have a list of all the up coming events. Any question, please feel free to get a hold of me. My email address is on the bottom of the page.

hhpsocialdirector@gmail.com

We have a wicked year lined up for social events. We are always looking for volunteers.

Jeff – on behalf of the board, we would like to thank the social committee and all the volunteers for their hard work.

#70 Dave Senft, not that I ever want to see this happen again, but if anyone launches a law suit against the association here. Maybe we should have a special meeting to see how the rest of the members feel.

Don- The board minutes contain any referencing as to what is going on with the law suit. The law suit was filed after the park closed last October and this meeting is the first time other than our board meetings we've had to address the general membership on the issue. The timing was not us. It's as it occurred.

Dave- I would still like to see a special meeting so the membership has knowledge as to what is going on and the expense we might incur.

Quick Notes from Jeff;

Frank and Roland continue to get phone calls after hours. Please stop! They are not on duty. Only emergency issues. Please conduct your question on business hours. Thank you.

We are in a situation where there are number of board members retiring. We need new blood to join the board. We would like someone to step up now. We need a new member to look after Park Enhancement. #220 Cliff Eagar. Thank you, Cliff.

12) Adjournment

Meeting was adjourned at 12:33pm. Thank you for coming out.