



IMPORTANT MEMO TO MEMBERS

Regarding liability insurance, recent and pending rule changes, and meeting announcements.

Liability

Currently there are 48 sites that are not in compliance with Rule 2.C. 15 of the 48 are sites with recently expired insurance papers. ***Recreation Vehicle Standards:*** *All RV's and Park Models are to be CSA approved. All members must maintain year-round liability insurance for their site(s). It is the members responsibility to ensure a current valid copy of proof of liability insurance is provided to the HHPA Office each year upon renewal of their policy.*

This is a serious issue as sites without current liability insurance put all other park members at risk.

Our Bylaws currently state:

A.10. Violation of Bylaws, Rules and Regulations - Suspension or Expulsion

a) A member who is in violation of these Bylaws or the Rules and Regulations of the Association as may be adopted from time to time, may be suspended or expelled from the membership roll of the Association by the Board of Directors as outlined in the following steps:

Step 1 - Notice

Written notice by registered mail to last known address of member in question concerning the violation shall be issued by the Board of Directors or its representatives and corrective action shall be taken by the said member within fourteen days of being so notified

Step 2 - Cease and Desist Order

If Step 1 does not satisfactorily correct the infraction, the Board, by a majority vote, may deliver a written cease and-desist notice to the member in question, and any such notice shall be deemed to have been received by the member five (5) days after posting thereof in British Columbia.

Step 3 - Permanent Expulsion

If Step 2 does not satisfactorily correct the infraction, or if the member has repeated said infraction on a regular basis, the member in question may be expelled from membership by the Board of Directors. Such expulsion to take effect immediately upon notice to the last known address of the member in question and thereupon the Board of Directors may arrange to clear his site of all his property and charge all costs to him and may deduct the amount thereof from the sale of his membership.

Currently, this Bylaw is the only option that the board has at our disposal to ensure compliance with this particular rule. The board is requesting that members who have outdated, or no paperwork on file at the office, please comply as soon as possible. Failure to respond will leave the board with no option but to begin the above process to ensure compliance.

It is our hope that at the AGM the membership will support an alternative starting point/solution, to ensure compliance that is strong enough to prompt members respond quickly, but less cumbersome and, hopefully, not leading to expulsion of a member. Bylaw A.10. should be a last resort only.

Fencing – pending member approval

A question was raised at the June 12th meeting re “composite material” and what do we mean by that? We were unable to address this at the member meeting but promised that the board would look into it and see if we could provide some clarity.

At our June 29th BOD meeting a motion put forward by Dana that would address this and more:

Rule 1.D.4 currently reads:

Fencing shall be of wood or composite material and finished with approved park colours. See colour chart in the office. Plastic, wood or composite lattice or metal spindles are acceptable alternatives for paneling, provided that they are secured within a wood or composite frame on the front fence; and the side fence on a corner lot only. Gates can be wood and/or metal construction.

Motion to Change Rule 1.D.4. To Read:

Fencing shall be of wood, **commercially manufactured vinyl fencing material**, or **commercially manufactured wood/plastic composite material**, and finished with approved park colours See colour chart in the office. **Vinyl**, wood or **wood/plastic composite** lattice, or metal spindles are acceptable alternatives for paneling provided they are secured with a wood, vinyl, or **wood/plastic composite** frame. Gates can be constructed of wood, metal, **vinyl or wood/plastic composite**. **Concrete or metal posts and concrete or metal cladding are not permitted. Chain link or other mesh type fencing is not permitted. Metal post spikes or crushed rock may be used to secure posts in the ground. Cement or concrete is not permitted for securing posts.**

Rationale: These changes would allow vinyl fencing. It doesn't require painting and lasts longer than wood. It is easy to clean. Changes specifically refer to vinyl fencing material which avoids allowing vinyl house siding as a cladding. Changes further eliminate any possibility of concrete, metal, or any kind of mesh fencing, or concrete/cement for securing posts.

No seconder, motion failed. **Follow-up Action:** As vinyl fencing may be controversial, it was decided that this should be put on hold and brought forward at the AGM for a vote. In the meantime, any member that is looking to put in a vinyl fence can be pointed to the June 29th meeting minutes which show the rule the board plans to present to the members in Fall, for a vote.

The board will also be speaking to the Caretaker regarding if lightweight spray foam or any other product should be added to the ways members can secure fence posts into the ground, prior to bringing to the membership at the AGM.

Seeking your ideas...

Boat storage - pending member vote - additional suggestions requested by Sept 3rd.

Currently there is no written process or rule around how it is determined who has access each year to the boat storage spots that are available. It is important that there be a clear process in place so that everyone understands what that process is.

Due to time constraints, the Boat Storage rule did not get voted on at the June 12th meeting, therefore it will be brought forward for a vote at the AGM. Please review what we currently expect to be the proposal below.

7.D. Boat storage spots for the following year will be determined annually by a lottery which will be drawn at the Fall AGM. Members will submit an application to the BOD between August 15th and August 31st, in order to be included in the lottery. The first 15 names drawn will secure a spot for the next season and all names not successful in securing a spot will be placed on a wait list in the order they are drawn. The annual fee will be due May 1st. Fees not paid within 30 days (by May 31st) will be considered as forfeiting your spot and it will be offered to the next person on the wait list.

The board has passed this rule with a 5-yes, 0-No vote, solely for the purpose of collecting names between now and the AGM. In the event that this motion is successful at the AGM, we will need to have names submitted and ready for the lottery draw. Names will be collected between August 15th and August 31st. For those members interested, please mark these dates on your calendar. A reminder will also be posted on the FB Announcements site.

The suggestion of a lottery was presented to the BOD by members. We know that there are other ideas out there that members have, as to how to address the boat storage issue. We are requesting that members submit their suggestions to the board prior to September 3rd, 2022, to be considered as an alternative proposal. It is our intention to put forward more than one option at the AGM, giving members a choice.

Grandfathering – *currently in effect*

Time restraints at the June 12th meeting didn't allow us to get to the grandfathering rule. We have members anxious to do some overdue repairs to their sheds and this was a rule that we expected to pass. It was decided to pass a rule to allow these repairs and then bring it to the members at the AGM to ratify.

The rule was first amended to add, "Repairs and maintenance are permitted *provided the existing footprint and existing basic structure are still maintained.*"

Motion put forward by Dana, seconded by Bob, passed unanimously (5-Yes 0-No). To be presented to the membership at the AGM for ratification.

To change Rule 1.C, to state:

For the purpose of this Section, the locations of sheds, decks, awnings, stairs, etc. on a campsite prior to November 15, 2004, are "grandfathered" in their position. "Grandfathered" means they are approved in their location although they do not conform to present Rules and Regulations, and they need not conform until they are replaced or re-positioned. Repairs and maintenance are permitted provided the existing footprint and existing basic structure are still maintained.

Colours – *currently in effect*

This decision was to address the concern that the fencing rule was passed, and black had been removed, but we did not get to the motion re colours to allow for black spindles as expected.

A second concern was raised regarding the possibility of all black fences as opposed to using black as a contrasting colour. To ensure this would not be a concern between now and when it is brought to the membership at the AGM, the original rule was amended to insert, "*Black or White may also be used for lattice, spindles or trim. Where lattice & spindles are painted black or white, then the frame and trim must be of an approved, contrasting colour from the approved chart.*"

Motion put forward by Dana to change Rule 1.C.2. to state:

Colors: See chart in office for suggested color choices. Black may be used for trim upon approval by the Park Caretaker/Board of Directors. Black or White may also be used for lattice, spindles or trim. Where lattice & spindles are painted black or white, then the frame and trim must be of an approved, contrasting color from the approved chart. Prior to painting a green card must be obtained. A dry color sample shall accompany the application for a green card.

Seconded by Sharon, passed unanimously (5=Yes, 0=No). *To be presented to the membership at the AGM for ratification.*

Gazebos and Pergolas – currently in effect

A concern was raised following the June 12th meeting that "awning" should have specified that it was "aluminum awnings" only that was being referred to.

Following the successful vote June 12th, 2022, Rule 2.G.1. now states...

1) Gazebos and Pergolas: One gazebo, no larger than 12' X 12', constructed of a metal frame with a roof of metal, poly-carbonate or canvas is allowed per site. In place of a gazebo, a pergola with a metal frame can be constructed. Windbreaks of canvas, vinyl or roll down blinds may be acceptable. Enclosures and windbreaks MUST be approved by the Board of Directors or their designate. Should a member decide not to have an **awning** (see 2.C.7), then two gazebos/pergolas, no larger than 12' x 12' each, will be permitted.

Rationale for change: Rule 2.C.7. doesn't mention just aluminum awnings but also "Standard RV canvas or roll-up awnings" and it was not the intention for the change voted in at the June 12th meeting to mean that if a member has a "Standard RV canvas roll-up awning" then he could not have the second gazebo/pergola. Adding the descriptor, 'aluminum,' to 'awning' will make the intention of the change clear. Following Bylaw D.10., if the BOD vote is successful, the change will be effective as of today. It will then be presented for ratification at the next membership meeting.

Motion to change the Rule 2.G.1. to state:

1) Gazebos and Pergolas: One gazebo, no larger than 12' X 12', constructed of a metal frame with a roof of metal, poly-carbonate or canvas is allowed per site. In place of a gazebo, a pergola with a metal frame can be constructed. Windbreaks of canvas, vinyl or roll down blinds may be acceptable. Enclosures and windbreaks MUST be approved by the Board of Directors or their designate. Should a member decide not to have an **aluminum awning** (see 2.C.7), then two gazebos/pergolas, no larger than 12' x 12' each, will be permitted.

Email vote completed June 15, Yes-6, No-0. *Passed unanimously. To be presented to the membership at the AGM for ratification.*

SAVE THE DATES!

Meet the Candidates – townhall style meeting

Sunday, September 4th, 2022 @ 11:00 am, at the HHPA Clubhouse

There will be three open spots on the BOD this Fall. Looking forward to an opportunity to meet our candidates, hear what they have to say and even ask a few questions.

Meet the Candidates – Zoom meeting

This will be an opportunity to meet the candidates on a September weekday evening, via Zoom. Date and time to be confirmed.

AGM

Saturday, September 24th, 2022 @ 10:00 am, at the HHPA Clubhouse

This meeting is being scheduled a little later this year due to the timing of when we can get all the information needed from our accountant.