



Tranquility Bay RV Park Cooperative

Annual General Meeting Minutes

May 14, 2026 7:00pm MST

Held via Zoom Video Conferencing

Board Members in Attendance	Position	Term	In Attendance
Kandice Kew-Ashmore	President	1-year	Yes
Chris Odynski	Vice-President	Completed	Yes
Fiona Hilkewich	Treasurer	Completed	Yes
Jessica VanBrabant	Secretary	1-year	Yes
Dave Murray	Director at large	Completed	Yes
Cindy Camp	Director at large	Completed	Yes
Mark Regehr	Director at large	Completed	Yes
Debbie Short	Director at large	Completed	Yes
Dallas Nielsen	Director at large	Completed	Yes

Member	Street	Lot	In Attendance
Keven and Susan MacDougall	Catfish	1	Yes
Nik and Bonnie Derow	Catfish	2	Yes
Chris and Tina Zerebeski	Catfish	3	Yes
Lorne and Corinne Pubantz	Catfish	4	Yes
Claude and Carmen Dion	Catfish	5	No
Paul and Nicole Eisenkrein	Catfish	6	No
Ian and Amanda MacFarlane	Catfish	7	Yes
Trevor and Michelle Meadahl	Catfish	8	Yes
Denis and Chantel Ouellette	Catfish	9	Yes
Cynthia Camp	Catfish	10	Yes
Vince and Janet Kath	Catfish	11	No
Sylvie Dumont and Paul Hebert	Catfish	12	No
Richard and Paula Schultz	Catfish	13	No
Jason and Robyn Ogonoski	Pickeral	1	Yes
Justin and Jessica VanBrabant	Pickeral	2	Yes
Gerrit van Donkelaar	Pickeral	3	No
Richard and Natalie Collins	Pickeral	4	Yes
Brad and Neolita Bell	Pickeral	5	Yes
Richard and Dawn Shykora	Pickeral	6	No



Martin Gillett and Karen Bell	Pickeral	7	No
Lori Kocken	Pickeral	8	No
Dale Nisbet	Pickeral	9	No
Randy and Heather Sieben	Pickeral	10	No
Kim and Wendy Lazarenko	Pickeral	11	Yes
Richard and Paula Schultz	Pickeral	12	No
Les and Janna McLaughlin	Pickeral	13	No
Kevin and Debra Mueller	Jackfish	1	Yes
Justin and Jessica VanBrabant	Jackfish	2	Yes
Bryan and Cathie Hayward	Jackfish	3	Yes
Paul and Candace Giasson	Jackfish	4	Yes
Al and Yvonne Stern	Jackfish	5	No
Mark and Jackie Regehr	Jackfish	6	Yes
Ihor and Betty-Lou Bayduza	Jackfish	7	Yes
Curtis and Jill Rich	Jackfish	8	Yes
Dean Nisbet	Jackfish	9	No
Dale Nisbet	Jackfish	10	No
Raymond and Koreen Cyre	Jackfish	11	Yes
Brad and Jill Bouchard	Jackfish	12	Yes
David and Edenes Grenier	Jackfish	13	No
Dave Leslie	Whitefish	1	No
Alex Grenier and Krista Heidebrecht	Whitefish	2	No
Ralph and Mary Fowler	Whitefish	3	Yes
Ben Richmond	Whitefish	4	Yes
Terry and Debbie Short	Whitefish	5	Yes
Helen Starchuk	Whitefish	6	No
Dennis and Tina Dmytryshyn	Whitefish	7	Yes
John and Donna Hryniw	Whitefish	8	Yes
Chad and Allison Rich	Whitefish	9	No
Andrew and Dallas Nielsen	Whitefish	10	Yes
Randy and Heather Sieben	Whitefish	11	No
Dave and Tammy Murray	Whitefish	12	Yes
Hans Jesche and Dedo Tiede	Whitefish	13	No
Dave and Sharon Bouchard	Whitefish	14	Yes
Ed and Rose Short	Perch	1	Yes
Troy Lymburner and Rhonda Borowski	Perch	2	Yes



Matthew and Jennifer Tompkins	Perch	3	No
Gord and Gladys Bodnar	Perch	4	No
Kevin and Jen Bosko	Perch	5	Yes
Russ and Diane Letkeman	Perch	6	Yes
Richard and Marie Ralph	Perch	7	Yes
Linda Buenaventura	Perch	8	No
Chris and Donna Zons	Perch	9	Yes
Kandice and Blaine Ashmore/ Sandra and Allen Kew	Perch	10	Yes
Kurtis and Meghan Eykelbosh	Perch	11	Yes
Pat Lamb and Laura Crozier	Perch	12	Yes
David and Karen MacKenzie	Perch	13	No
Chris and Debbie Little	Perch	14	Yes
Keith Hagen	Ling	1	No
Simon and Cari Cooke	Ling	2	No
Darcy and Fiona Hilkewich	Ling	3	Yes
Bruce and Sandra Currie	Ling	4	No
Terry and Naomi Noble	Ling	5	Yes
Steven Clarke	Ling	6	Yes
Gerald and Barbara Brown	Ling	7	Yes
Ian Barton and Brian Barton	Ling	8	No
Brian and Aleita Little	Ling	9	No
Ryan and Tiffany Schwartz	Ling	10	Yes
Darwin and Carrie Laturus	Ling	11	No
Gord and Brenda Mueller	Ling	12	Yes
Ken Lefsrud and Joann Maxwell	Ling	13	Yes
Mauro and Marisa Pazienza	Ling	14	No
Tony and Lora Gray	Ling	15	Yes
Chris and Pam Odynski	Trout	1	Yes
Kevin and Marilyn Sommer	Trout	2	Yes
Nick and Rosemarie Stovius	Trout	3	No
Jeanne Golden	Trout	4	Yes
Reg and Kalyn Sopka	Trout	5	Yes
Darren and Kristy Jones	Trout	6	No
Michele Rowan	Trout	7	Yes
Joe and Eileen Bilyk	Trout	8	No
Rob and Adrienne Little	Trout	9	No
Dennis and Barbara Miciak	Trout	10	No



Jeff and Tammy Trembecky	Trout	11	No
Murray and Pat Nekolaichuk	Trout	12	No
Terry and Debbie Nekolaichuk	Trout	13	No
Adolfo and Sylvia Tonn	Trout	14	No
Peter and Geraldine Sarapuk	Trout	15	Yes

Note: 0 members were in attendance by proxy.

There were 54 of 93 (58%) members in good standing in attendance online.

- 4 members are not in good standing with TBC

The meeting was called to order at 7:00 pm.

AGENDA

1. Approval of the Agenda
2. Approval of the May 15th, 2025 AGM Minutes
3. Administration
4. Rules and Regulations
5. Park Projects - Completed & Upcoming
6. Review/Approval of the 2025 Financial Statements
7. Review of the 2026 Budget
8. Reserve Fund Review
9. Committee Reports
10. Additional items for discussion
11. Election of Directors and Officers
12. New Business
13. Adjourn

1. Adoption of the Agenda

Motion to: Approve 2026 Annual General Meeting Agenda

Motion by: Whitefish 10

Second by: Whitefish 12

Vote: 53 members in favor, 1 member opposed

Result: Motion Carried

2. Approval of Minutes - 2025-05-15 TBC AGM Minutes - SIGNED.pdf

Motion to: Approve minutes from May 15, 2025 Annual General Meeting

Motion by: Catfish 10

Second by: Whitefish 12

Vote: 53 members in favor, 1 member opposed

Result: Motion Carried

3. Administration

a. Water turn on 2026

i. Water is currently on and running

1. Lower leak on Pickeral - currently being fixed

b. Welcome new members since last AGM 2025



- i. Perch 3 - Matthew & Jennifer Tomkins
 - ii. Perch 7 - Richard & Marie Ralph
 - iii. Pickeral 1 - Jason & Robyn Ogonoski
 - iv. Pickeral 3 - Gerrit van Donkelaar
 - v. Catfish 6 - Paul & Nicole Eisenkrein
- c. Thank You to our 2025 Volunteers
 - i. Board of Directors
 - 1. Busy working board - countless volunteer hours throughout the year
 - 2. Huge part of keeping the park rolling
 - ii. George Hilkewich
 - 1. Huge help with Garry with electrical issue that are arising at the park
 - iii. Water Turn on/off Crew
 - 1. Terry Noble
 - 2. Paul Giasson
 - 3. Rick Collins
 - 4. Peter Sarapuk
 - 5. Blaine Ashmore
 - iv. Spring Clean-Up Crew
 - 1. Thank you all who showed up last year for the 2025 spring clean up to help Garry!
 - v. Fireworks
 - 1. Dave Bouchard
 - 2. Chris Odyński
 - 3. Chris Little
 - 4. Alex Grenier
 - vi. Thank you to all members who help out during the season throughout the park!
- d. Member documents are all located on the website
 - i. <https://www.tranquilitybayrvpark.com/member-documents>
 - 1. Documents like Rules & Regulations, Permits, yearly AGM minutes, complaint/non compliance form plus more information
- e. Reminder to send in 2026 member contact information form to tranquilitybaytrailer@gmail.com or click to fill out online form
 - i. <https://forms.gle/wovd79L2XjHp5Y1y8>
 - ii. Everyone to update or clarify if anything has changed since last year
- f. Reminder if you are storing any boats, trailers etc. to register with Garry
 - i. Members are responsible to keep the area around these items cleaned & mowed
 - 1. Extremely important to keep grass low due to fire hazard
- g. Reminder to update share certificates with Jenkins & Jenkins
 - i. Divorce/Separation/Death/Marriage
 - ii. Lawyer has a lower fee structure for these administrative changes
 - 1. TBC lot transfer fees does not apply
- h. Huge thank you to Janet our past bookkeeper for her 12 years of service to TBC
 - i. Saw the park through some big changes and transition to the cooperative
 - 1. TBC gave a retirement gift of \$1,500 to Janet who to this day is still helping with the transition to the new bookkeeper.
- i. New bookkeeper is Colleen Hildebrand



- i. Email to reach her is - tranquilitybayfinance@gmail.com
- j. E-Transfer payment email address
 - i. tbcetransfers@gmail.com
- k. Credit Card Payments
 - i. We have the option to accept credit card payments for our member invoices
 - 1. Must pay for the full year
 - ii. Cost is 2.75% which offsets TBC's cost
 - iii. Members must notify bookkeeper prior to payment to add CC fee and invoice should be paid in full for the year
- l. Member Complaint Resolution
 - i. All members are encouraged to be good neighbors and resolve disputes respectfully between yourselves
 - ii. Formal complaint process - must send complaint in via website or by email
 - 1. <https://www.tranquilitybayrvpark.com/compliant-form#complaint-form>
 - iii. The Board will only action/address complaints that are submitted formally and for issues against Rules & Regulations or Bylaws
 - iv. We cannot sanction behavior unless it is out of compliance with our rules
- m. Emergency Response Plan
 - i. www.tranquilitybayrvpark.com/files/ugd/6d0703_ac10a9e1a2a246fba84e353e77724942.pdf
 - ii. Please read and become familiar with it
 - iii. Hard copy will be available in the Owl's Nest at all times
 - iv. Soft copy on our website
 - v. If you would like to become a first aid volunteer, please contact the Board
- n. Septic Pump Outs
 - i. Rapid Water & Septic
 - 1. \$120+gst per pump out - every Thursday
 - a. First pump out with be May 21 if the park has any
 - 2. Accept cash, check, e-transfer & credit card
 - a. Cash is at your own risk
 - 3. Must fill company payment form & put in white box to get pump out
 - 4. Emergency pump out any other time will be \$190 plus gst
 - ii. Rapid Water & Septic is open Monday through Friday.
 - 1. Requests for emergency weekend service is based on driver availability and is not guaranteed
 - a. An additional call out fee may apply.
- o. Hall Rental - Member Private Event
 - i. Hall rental agreement must be completed prior to event
 - ii. Rental Fee - \$25 per day
 - iii. Email the Board to receive agreement & check date availability

4. Park Manager Update

- a. Garry Kondra was hired June 15, 2020
 - i. Accepted to work the 2026 season
 - ii. Park manager number 780-700-8572
 - iii. Extremely professional with his top priority of protecting the best interest of the park



- b. Recruiting summer help for Garry - July & August
 - i. Received a grant from Canada Summer Jobs that provides 50% of our summer student wage for 8 weeks
 - ii. Looking for an assistant between the ages of 18-30 years old
- c. Please don't abuse Garry outside of his scope of duties for your own personal projects
 - i. Email the Board if you have any special requests

5. Rules and Regulations

Motion to approve: Rules and Regulations 1.r Membership fees, dues, fines and levies

- **1.r.i** All payments are due within 30 days of invoice date, unless otherwise noted on the invoice.

Motion by: Ling 5

Second by: Whitefish 10

Vote: 53 members in favor, 1 member opposed

Result: Motion Carried

- **1.r.i** All payments will be applied to the oldest outstanding invoice first. This aligns with standard accounting practices, best supports TBC's financial stability, and benefits members by avoiding or reducing penalty interest, costs and/or fees

Motion by: Whitefish 10

Second by: Whitefish 12

Vote: 53 members in favor, 1 member opposed

Result: Motion Carried

- i. Perch 9 - Is there a way for us to have our CC kept on file for payments and the invoice just emailed to us?
 - 1. Kandice - We will look into quickbooks to see if we have safety protocols in place to keep it secure.
- b. Speeding and Under - Age Driving
 - i. The most frequent complaint the board receives
 - ii. Speed limit within the park is 15 km/h
 - iii. Minimum age is 14 (with learners permit) or 16 year of age
 - iv. Otherwise, they must be accompanied by an adult
 - 1. Perch 14 - Can a learners license holder accompany younger drivers to the burn pit area and act as supervisor?
 - a. Kandice: No, it must be a licensed driver with any child under 14 years old without their learners license.
- c. Lot and Boat Shed Maintenance
 - i. It is your responsibility to maintain your lot and the area around your boat shed/parked trailers stored in the field



- d. Pet Owners
 - i. Pick up after your pet
 - ii. Pets must be leashed in public areas and under control on members lots
- e. Development Permits
 - i. Must be received before starting any project on your lot.
 - 1. When in doubt, ask the board.
- f. Noise
 - i. Quiet hours from 11:00 pm to 9:00 am
 - ii. No construction noise from 9:00 pm - 9:00 am
- g. Rule Enforcement and Infractions
 - i. Last year the board took more than 60 different enforcement actions
 - ii. Ranges from conversations to email reminders, formal warnings, violation notices, fines, removal of privileges and membership suspension
 - iii. The board spends an inordinate amount of time on rule compliance
 - iv. Please consider your actions and the effect on fellow members and the park
 - v. Examples of rule violations
 - 1. Underage driving and stunting resulting in damage
 - a. Donuts on the main range road which was reported to the County of Two Hills
 - b. Speed sign was knocked out of ground due to speeding
 - 2. Vandalism
 - a. Park culvert was spray painted right after Garry recently redid it, which meant Garry had to remove all the rocks again and re-do it a second time.
 - 3. Bullying, degrading and disrespectful behaviour towards volunteers and employees
 - a. Many emails have been received that were disrespectful.
 - i. We are a working board who volunteer our time to the park and deserve respect.
 - 4. Pets roaming off leash
 - a. Remember to keep an eye on your pets at all times.
 - 5. Failure to pay fees and fines
 - a. Currently only 3 members are behind on fees.
 - b. Thank you to everyone for clearing up your invoices in a timely manner.

6. Park Projects

- a. Projects Completed
 - i. Owls Nest Upgrades
 - 1. New hot water tank
 - 2. New washer and dryer
 - a. It will be an honor system with a coin box
 - i. \$5.00 per load of laundry - Wash & Dry
 - 3. General maintenance
 - a. Garry keeps everything in excellent condition and makes repairs and upgrades where needed
 - ii. Garden Maintenance
 - 1. Additional of garden mix to the soil to maintain it and make sure it is



- healthy
- iii. Underway Projects
 - 1. Expansion of basketball court to accommodate pickleball, badminton, etc.
- b. Capital Planning
 - i. Long term planning of park improvements
 - 1. Board has been working over the winter at capital planning items
 - ii. Projects contemplated on merits of
 - 1. The use and enjoyment of members
 - 2. The return on investment in lot value
 - iii. If you have a suggestion, email the Board for consideration
 - 1. We know not every project will be used by members but will add value on return in investment when you sell your lot
- c. Possible Future Projects
 - i. These projects are suggestions from members
 - 1. Upgrade to the beach playground
 - a. Look to remove the metal equipment and add new equipment
 - b. Move it further away from the road area.
 - 2. Small gym or games room in the Owls Nest
 - a. We get offers for many items including ping pong table, workout equipment etc but currently have no space for it.
 - 3. Heated Workshop
 - a. Long-term plan, has a higher cost but high value to the park
 - i. Ling 5 - Heated workshop will keep park managers around currently and future
 - ii. Whitefish 12 - About \$1,500 - \$2,000 per lot would be required for a heated shop
 - ii. Board will share a survey to gets members thoughts on future improvements
 - 1. Will also have a comment section for members to let us know any additional thoughts.
- d. Projects Upcoming
 - i. Community Garden
 - 1. Garden plots will be plotted out on the long weekend weather permitting - May 22nd
 - a. Currently we are full but if you want to be on the waitlist send an email to the board
 - b. Deadline to reserve plots by May 8th
 - 2. New this year - [PDF Community Garden Guidelines.docx \(3\).pdf](#)
 - ii. Park Project for Volunteers
 - 1. Spring Clean-up - Saturday, May 16th @ 9 am
 - 2. Planting flowers/plants in the Owls Nest beds & front island
 - a. Pickeral 11 will volunteer

7. Financial Review - 2025 Financial Statements

- a. See presentation for attached 2025 financials for details
 - i. Please email us any further questions you may have
- b. Statement of Financial Position
 - i. Restricted funds is our maintenance reserve fund - \$48,344



- ii. Members with outstanding invoices as of May 11, 2026 - \$4,042.39
 - 1. Fees include Boat Launch cash call, electricity, Arizona Room taxes and Membership Fees from 2025 & 2026
 - 2. Only 3 members have outstanding invoices
- iii. Interfund Transfer - Money moved from the reserve fund to pay for the purchase of the boiler in the Owls Nest and the Side by Side - \$26,848
- c. TBC Revenue Highlights
 - i. Membership contributions - Total \$162,980
 - 1. \$155,200 Membership Fees
 - 2. \$7,780 Camping Fees
 - ii. Expense Recoveries - Total \$44,626
 - 1. \$760 Laundry/Shower
 - 2. \$25,820 Electrical Fees
 - 3. \$18,046 Member Taxes
 - iii. Miscellaneous Revenues - Total \$27,688
 - 1. \$1,593 Members Interests & Violation Fees
 - 2. \$10,374 Lot Sales
 - a. 5 lot sold in 2025
 - 3. \$619 Social Fund Revenue
 - 4. \$2,100 Summer Student Grant
 - 5. \$2,684 Fireworks Donations
 - 6. \$350 Hall Rental
 - 7. \$7,642 Farmland Rental
 - a. Regular year is \$5,500
 - b. Late payment from 2024 received beginning of 2025
 - 8. \$1,525 Member Purchases (Tractor use, keys etc.)
 - 9. \$801 Misc
 - iv. Total Revenue \$235,294
- d. TBC Expense Highlights
 - i. Garry is paid under Sub Contracts \$43,373
 - 1. Expense is a little lower as we have to charge gst to his company
 - ii. Amortization - \$23,624
 - 1. Depreciation cost of items in the park (tractor, beach cleaner, lawn mower etc)
 - iii. Travel - \$8,292
 - 1. Purchase of gas and diesel for park use
 - iv. Office - \$8,291
 - 1. Software subscriptions (Quickbooks/Zoom), domain lease, stamps/postage, Paypal fees, toner, paper, Canada Day expenses, social activities
 - 2. Extended warranty for the new side by side \$2,100
 - v. Professional Fees - \$8,056
 - 1. Lawyer, accountant & bookkeepers
 - vi. Salaries & Wages - \$7,821
 - 1. Summer student salary was subsidized by the Canada Summer Jobs Grant.
 - 2. We receive \$2,100 back from the grant
 - vii. Total Expenses \$238,566



- e. TBC for the 2025 year was in the negative - \$3,272
- f. Thank you to the 2 members who volunteered their time for the past several years to review/audit our financials
 - i. Jill Rich - Jackfish 8
 - ii. Janet Kath - Catfish 11

Motion to: Approve the 2025 financials as presented
Motion by: Whitefish 10
Second by: Ling 5
Vote: 53 members in favor, 1 member opposed
Result: Motion Carried

8. Review of the 2026 TBC Budget Highlights

- a. See presentation for attached 2026 budget for further details
- b. Using Quickbooks online
 - i. Able to see everything in real time

Motion to: Approve the 2026 Budget as presented
Motion by: Whitefish 10
Second by: Trout 4
Vote: 53 members in favor, 1 member opposed
Result: Motion Carried

- c. Cash Flow as of May 15, 2025

Operating Bank Balance	\$ 130,805
Accounts Receivable	\$ 2,821
Accounts Payable	<u>\$ 3,680</u>
Total Cash Flow	\$ 129,946

Reserve Fund	\$ 48,659
Reserve Fund GIC	\$ 0

Fundraising/Social Account \$ 2,388

- d. Land Revenue
 - i. 5-year land lease renegotiated for west portion of the quarter in 2026
 - 1. Based on research of land values, renewed at same rate (\$75 / acre), which was in the middle of average land lease rates for our area and size of space.
 - 2. NOTE: Since the land has been leased, please do not drive quads or use it as an off-leash area
 - a. Dogs are welcome off-leash in the area near the burn pile
 - b. Dogs must be in control at all times
 - ii. 5-year extendable contract with Max & Bryan Loewen- March 2025
 - 1. Renting hay field for \$1,000 per year
 - 2. NOTE: Since the land has been leased, please do not drive quads or use it as an off-leash area
 - a. Dogs are welcome off-leash in the field near the burn pile



- b. Dogs must be in control at all times
 - 3. An easement around perimeter of field is open for member use, provided you do not enter the hay area.
- iii. Historical Revenue from the land
 - 1. 2019 - \$3,630 hay revenue on both fields
 - 2. 2020 - \$3,190 hay revenue on both fields
 - 3. 2021 - \$330 hay revenue only on northeast field
 - a. west field grain portion was killed off with round-up & TBC received no income
 - 4. 2022 - \$5,649
 - a. \$4,500 west grain revenue + \$1,150 northeast hay revenue
 - 5. 2023 - \$5,106
 - a. \$4,500 west grain revenue + \$606 northeast hay revenue
 - 6. 2024 - \$5,050
 - a. \$4,500 west grain revenue + \$550 northeast hay revenue
 - 7. 2025 & 2026 - \$5,500
 - a. \$4,500 west grain revenue + \$1,000 northeast hay revenue

9. Reserve Fund Study - see presentation for diagrams

- a. Will be reviewed every 3- 5 years - Last review completed in 2023
 - i. Next review will be 2026-2028
 - ii. Recently replaced
 - 1. Hot water tank in Owls Nest
 - 2. Washer and dryer in Owls Nest
 - 3. Mule (side by side)
 - 4. Water treatment system
 - iii. Items within our reserve fund that will be needing to look at replacing soon
 - 1. Deep Well Pump
 - a. Will replace if it goes
 - 2. Roads & Culverts
 - a. We will be looking to add gravel for maintenance
 - 3. Key Card Front Gate and Mechanism
 - a. Issue with springs breaking and will be looking to replace with a sliding gate.
- b. Current reserve fund balance: \$48,659
- c. Anticipated annual expenditures per year
 - i. About 2038 - Beach Cleaner
 - ii. About 2045 - Tractor replacement

10. Membership Fees

- a. 2025 - \$1,600 + Reserve Fund 2025 \$155 = Total Fees \$1,755 + gst
- b. 2026 - \$1,600 + Reserve Fund 2025 \$155 = Total Fees \$1,755 + gst
 - i. 3% increase from Reserve Study Survey in 2023 was not applied to 2026 membership fees & will be added in 2027
 - ii. All invoices due upon receipt

11. Committee Reports

- a. Social Committee



- i. Thank you for all that helped out in 2025!
- ii. 2026 Volunteers
 - 1. Pickeral 8 - Lori
 - 2. Catfish 10 - Lisa
 - 3. Whitefish 4 - Colleen
 - 4. Whitefish 10 - Dallas
 - 5. Catfish 7 - Amanda
 - 6. Jackfish 2 - Jessica
- iii. Great activities planned last year and can't wait for this year
- b. Security & Technology Committee
 - i. 2026 Volunteers
 - 1. Trout 1 - Chris
 - 2. Jackfish 2 - Justin
 - ii. Any concerns with security, feel free to ask a committee member or email the board
 - iii. Security concerns have decreased significantly since gates have been installed
 - iv. Theft can and has happened. Follow good security practices
 - 1. Locking gas caps on boats
 - 2. Chain and lock fuel sources (propane tanks; jerry cans)
 - 3. Keep an eye out for you and your neighbors; report suspicious activity to the Board and police (as appropriate)
 - v. Cameras - Installed late January 2020
 - 1. Owls Nest Interior, Owls Nest NW & SE Corners, Pump House SW and Main Gate
- c. Volunteers needed
 - i. Spring clean-up & site maintenance - Jessica VanBrabant & Cindy Camp
 - 1. Scheduled for May 16 @ 9:00 am at the Owls Nest with a lunch after for those who volunteer
 - 2. Please use appropriate protection when working & operating any tools/equipment such as safety glasses, full toed shoes, gloves etc.
 - 3. Email went out with a link to sign up
 - ii. Canada Day - July 4 & 5
 - 1. Events - Social Committee
 - a. Looking for additional volunteers to help out with events
 - 2. Fireworks
 - a. Fireworks Donation - set up Wix for credit card payment
 - b. Volunteer needed to purchase fireworks
 - i. Whitefish 14
 - c. Volunteers to set up/light

12. Additional Items For Discussion

- a. Electrical Lines Locates
 - i. Lines cross members lots randomly
 - ii. Before digging on your lot, members must get a locate
 - iii. \$1000's to repair & someone could be seriously injured
 - iv. Members are responsible for any cost associated with damage to water or electrical lines



1. Always check to see if anyone else needs one done as you can split the cost
- b. Speed Limits
 - i. Speed limits in the park have been decreased to 15 km/hr or as posted
 - ii. Random speed measurement may be conducted, and members may be fined for excessive speed in the park
 - iii. One way traffic must be followed for trucks & cars
- c. Road Maintenance - If you notice any maintenance issues that need to be addresses, please email the board
- d. Burn Pile
 - i. Allowed items
 1. Cardboard
 2. Wood
 3. Trees/Brush/Leaves
 - ii. Not Allowed items
 1. Fire Pit Ashes
 2. Plastic
 3. Glass
 4. Insulation
 5. Garbage
 6. Fireworks
 7. Styrofoam
- e. Garbage Bins
 - i. Allowed items
 1. Household garbage
 - ii. Not Allowed Items
 1. Take to Two Hills Landfill (free)
 - a. Construction waste (cement blocks, siding, etc.)
 - b. Bicycles
 - c. Barbeques
 - d. Furnitures
 - e. Large cardboard - burn pile
 - f. Waste lumber - burn pile
 2. Use supplied ash barrels
 - a. Fire Pit ashes
 3. Burn Pile
 - a. Large cardboard
 - b. Waste lumber
- f. Recycle Bins
 - i. Deposit eligible bottles & cans only
- g. Two Hills Landfill or Lafond Landfill
 - i. When you go you will need TBC municipal address or that you are on Lac Sante
 - ii. <https://thcounty.ab.ca/about/landfill/regional-landfill>
 1. Go to website for location and hours they are open
- h. Beach Area
 - i. Please clean up and remove garbage
 - ii. Avoid glass on beach and in water



- iii. Please remove items you no longer use from the beach area
 - 1. Board will be doing a clean up of the beach area
- iv. Fires are not allowed in any public areas other than the Owls Nest fire pit
- i. Playground / Court Etiquette
 - i. Return toys to the bin when finished
 - 1. This is not Garry's job
 - ii. Clean up garbage & place in bin
 - iii. Tidy up after yourself and your children
- j. Gate Access
 - i. Do not allow others to tailgate through the main gate behind you
 - ii. Only 1 member/vehicle at a time going through the gate
 - iii. If you need any additional cards they are \$25 each - See Garry
- k. Virtual AGM
 - i. Some members have asked why we have not returned to in-person AGMs
 - ii. Virtual option is more accessible
 - 1. Allows people to enjoy their long weekend uninterrupted
 - 2. Ensures people who cannot physically be at the lake can join
 - iii. Numerous other governance and administrative benefits
 - 1. Allows for accurate record keeping, vote counts and more detailed minutes
 - iv. Most members have indicated a preference for virtual AGM
 - v. Members in the chat preference online meeting moving forward

13. Election of Directors and Officers

- a. Please note that this is a year-round, working board & the expectation is that board members actively participate and contribute to committee work
- b. Time commitment ranges, but can be upward of 20+ hours a month during the summer season
- c. Board members missing 3 meetings or more in a row will be removed as per TBC bylaws
- d. Current Board Members
 - i. President - Kandice Kew Ashmore - Completed
 - ii. Vice President - Chris Odynski - 1 year remaining
 - iii. Treasurer - Fiona Hilkewich - 1 year remaining
 - iv. Secretary - Jessica VanBrabant - Completed
 - v. Directors at Large - Dave Murray - Completed
 - vi. Directors at Large - Cindy Camp - Completed
 - vii. Directors at Large - Dallas Nielsen - Completed
 - viii. Directors at Large - Mark Regehr - Completed
 - ix. Directors at Large - Debbie Short - Completed
- e. Nominations for 2026 Board Members
 - i. President - Kandice Kew Ashmore* - 2 year term
 - 1. Kandice will like to sit on the board for 1 year with transitioning to a new president for next year
 - ii. Vice President - Chris Odynski* - 1 year remaining
 - iii. Treasurer - Fiona Hilkewich* - 1 year remaining
 - iv. Secretary - Jessica VanBrabant* - 2 year term



- v. Directors at Large - Dave Murray* - 1 year term
- vi. Directors at Large - Cindy Camp* - 1 year term
- vii. Directors at Large - Mark Regehr* - 1 year term
- viii. Directors at Large - Debbie Short* - 1 year term
- ix. Directors at Large - Dallas Nielsen* - 1 year term
- * Current board members willing to return for another term
- f. Nomination deadline to submit was May 9th

Motion to: Elect Board of Directors for 2026 season
 Motion by: Whitefish 10
 Second by: Ling 12
 Vote: 53 members in favor, 1 member opposed
 Result : Motion Carried

2025 Board of Directors	Position	Term	Accepted
Kandice Ashmore	President	2-year	Yes
Chris Odynski	Vice-President	2-year	Yes - 1 year remain
Fiona Hilkewich	Treasurer	2-year	Yes - 1 year remain
Jessica VanBrabant	Secretary	2-year	Yes
Dave Murray	Director at large	1-year	Yes
Cindy Camp	Director at large	1-year	Yes
Mark Regehr	Director at large	1-year	Yes
Debbie Short	Director at large	1-year	Yes
Dallas Nielsen	Director at large	1-year	Yes

14. New Business

- a. Jackfish 3 - Look to revisit getting hard walled sheds due to the current sheds deteriorating and cost going up significantly on the current tarp sheds.
 - i. Kandice - Hard-walled shed committee will be created to get all information for members
 - 1. Email will be sent out to get volunteers and to create a meeting.
- b. Perch 9 - Could we look at a fenced-in dog run?
 - i. Kandice - we will add it to our project survey that will be going out.

15. Adjourn

Motion to: Adjourn meeting @ 9:03 pm by Catfish 10

Respectfully submitted,
 Jessica VanBrabant
 TBC Secretary

KANDICE KEW ASHMORE, PRESIDENT

CHRIS ODYNSKI, VICE PRESIDENT