



**Tranquility Bay Trailer Association  
and  
Tranquility Bay RV Park Cooperative**

**Annual General Meeting Minutes**

May 19, 2022 7:00pm-9:30pm MST  
Held via Zoom Video Conferencing

<b>Board Members in Attendance</b>	<b>Position</b>	<b>Term</b>	<b>In Attendance</b>
Dave Murray	President	Completed	Yes
Kandice Kew-Ashmore	Vice-President	1-year	Yes
Chris Odynski	Treasurer	1-year	Yes
Jessica VanBrabant	Secretary	Completed	Yes
Darren Murray	Director at large	Completed	Yes
Dave Bouchard	Director at large	Completed	Yes
Cindy Camp	Director at large	Completed	Yes
Denis Ouellette	Director at large	Completed	No
Craig Smith	Director at large	Resigned	No

<b>Member</b>	<b>Street</b>	<b>Lot</b>	<b>In Attendance</b>
Keven & Susan MacDougall	Catfish	1	Yes
Nik and Bonnie Derow	Catfish	2	No
Jason and Shannon Kowal	Catfish	3	No
Lorne and Corine Publantz	Catfish	4	Yes
Claude and Carmen Dion	Catfish	5	No
Ric and Anita Klassen	Catfish	6	Yes
Ian and Amanda MacFarlane	Catfish	7	Yes
Trevor and Michelle Meadahl	Catfish	8	Yes
Denis and Chantel Ouellette	Catfish	9	No
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
Jaime Burghardt	Pickeral	1	No
Justin and Jessica VanBrabant	Pickeral	2	Yes
Dean Parson and Teresa Whiffen	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	Yes
Lori Kocken	Pickeral	8	No
Dale and Jennifer Nisbet	Pickeral	9	Yes
Robert and Marilyn Nisbet	Pickeral	10	No
Kim and Wendy Lazarenko	Pickeral	11	No
Richard and Paula Schultz	Pickeral	12	No
Les and Janna McLaughlin	Pickeral	13	Yes
Kevin and Debra Mueller	Jackfish	1	No
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	Yes
Mark & Jackie Regehr	Jackfish	6	No
Ihor and Betty-Lou Bayduza	Jackfish	7	Yes
Curtis and Jill Rich	Jackfish	8	No
Dean Nisbet	Jackfish	9	Yes
Dale and Jennifer Nisbet	Jackfish	10	Yes
Raymond and Koreen Cyre	Jackfish	11	Yes
Brad and Jill Bouchard	Jackfish	12	Yes
Marg Andres	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	No
Terry and Debbie Short	Whitefish	5	Yes
Helen Starchuk	Whitefish	6	No
Dennis and Tina Dmytryshyn	Whitefish	7	Yes
Donna Broschak and John Hryniw	Whitefish	8	Yes
Chad and Allison Rich	Whitefish	9	No
Andrew and Dallas Nielsen	Whitefish	10	Yes
Robert and Marilyn Nisbet	Whitefish	11	No
Dave and Tammy Murray	Whitefish	12	Yes
Hans Jesche and Dedo Tiede	Whitefish	13	Yes
Dave and Sharon Bouchard	Whitefish	14	Yes
Ed and Rose Short	Perch	1	Yes
Troy Lymburner and Rhonda Borowski	Perch	2	Yes
Craig Smith	Perch	3	No



Gord and Gladys Bodnar	Perch	4	No
Kevin and Jen Bosko	Perch	5	Yes
Russ and Diane Letkeman	Perch	6	No
Alan and Lynell Henry	Perch	7	No
Linda Buenaventura	Perch	8	No
Ron and Doreen Mizera	Perch	9	No
Kandice and Blaine Ashmore/ Sandra and Allen Kew	Perch	10	Yes
Kurtis & Meghan Eykelbosh	Perch	11	Yes
Pat Lamb and Laura Crozier	Perch	12	Yes
David and Karen MacKenzie	Perch	13	No
Chris & Debbie Little	Perch	14	Yes
Dianne Calverley	Ling	1	No
Simon and Cari Cooke	Ling	2	Yes
Darcy and Fiona Hilkewich	Ling	3	Yes
Bruce and Sandra Currie	Ling	4	No
Terry and Naomi Noble	Ling	5	Yes
Jeffrey and Michelle Simmons	Ling	6	No
Randy and Laurene Buchanan	Ling	7	Yes
Ian Barton & Brian Barton	Ling	8	No
Brian and Aleita Little	Ling	9	No
Darren and Laura Murray	Ling	10	Yes
Darwin and Carrie Laturus	Ling	11	No
Gord and Brenda Mueller	Ling	12	No
Estate of Jeremy Chai	Ling	13	No
Mauro and Marisa Pazienza	Ling	14	Yes
Tony and Lora Gray	Ling	15	No
Chris and Pam Odynski	Trout	1	Yes
Lukas Tumanowicz and Amanda Mills	Trout	2	No
Nick and Rosemarie Stovius	Trout	3	No
Raymond and Jeanne Golden	Trout	4	No
Reg and Kalyn Sopka	Trout	5	No
Ken & Robynn Rosenau	Trout	6	No
Greg and Michele Rowan	Trout	7	Yes
Joe and Eileen Bilyk	Trout	8	No
Rob and Adrienne Little	Trout	9	No
Dennis Miciak and Barbara Taylor	Trout	10	No
Jeff and Tammy Trembecky	Trout	11	No
Murray and Pat Nekolaichuk	Trout	12	No



Terry and Debbie Nekolaichuk	Trout	13	Yes
Adolfo and Sylvia Tonn	Trout	14	No
Peter and Geraldine Sarapuk	Trout	15	Yes

**Note:** 0 members were in attendance by proxy.

There were 46 of 97 (47%) members in good standing in attendance online.

Meeting called to order at 7:04pm.

**AGENDA**

1. Approval of the Agenda
2. Approval of the May 19th, 2021 AGM Minutes
3. Administration
4. Review/Approval of the 2021 Financial Statements
5. Review of the 2022 Budget
6. Park Projects - Completed & Upcoming
7. Compliance Project Results
8. Rules and Regulations - 2022 Revision
9. Additional items for discussion
10. Committee Reports –Social, Canada Day, Spring Clean-up, etc...
11. Election of Directors & Officers
12. New Business
13. Adjourn

**1. Adoption of the Agenda**

Motion to: Approve 2022 Annual General Meeting agenda  
 Motion by: Catfish 10  
 Second by: Whitefish 10  
 Vote: All in favor  
 Result: Motion Carried

**2. Approval of minutes from**

Motion to: Approve minutes from May 19, 2021 Annual General Meeting  
 Motion by: Jackfish 7  
 Second by: Ling 10  
 Vote: All in favor  
 Result: Motion Carried

**3. Administration**

- a. Welcome new members since last AGM 2021
  - i. Catfish 1 - Keven & Susan MacDougall
  - ii. Jackfish 6 - Mark & Jackie Regehr
  - iii. Perch 11 - Kurtis & Meghan Eykelbosh
  - iv. Perch 5 - Kevin & Jen Bosko
  - v. Perch 7 - Alan & Lynell Henry
- b. Thanks to our Volunteers
  - i. Board of Directors
  - ii. Water Turn on/Off Crew



1. Bryan Hayward
2. Terry Noble
3. Rick Collins
4. Paul Giasson
5. Peter Sarapuk
6. Justin VanBrabant
- iii. Social Committee
  1. Debbie Short
  2. Dallas Nielsen
  3. Laura Murray
- iv. Compliance Project Crew
- v. Spring Clean-up Crew 2021
- vi. & so many more volunteers THANK YOU
- c. Reminder to send in 2022 member contact information form to [tranquilitybaytrailer@gmail.com](mailto:tranquilitybaytrailer@gmail.com) or click to fill out online form [2022 Member Contact Information](#)
  - i. Everyone to update or clarify if anything has changed since 2021
- d. Reminder if you are storing any boats, trailers etc. to register with Garry
- e. Reminder to update share certificates
  - i. Divorce/Separation/Death
  - ii. Lawyer has a lower fee structure for these administrative changes
    1. TBC lot transfer fees does not apply

#### **4. Park Manager Update**

- a. Garry Kondra was hired June 15,2020
  - i. Extremely professional with his top priority of protecting the best interest of the park
  - ii. Hired additional staff as needed
    1. Jordon to help during the summer and weekends
    2. George Bodnar's son down the road helps with odd jobs when needed
  - iii. Garry has accepted to work the 2022 season
  - iv. Please don't abuse Garry outside of his scope of duties for your own personal projects

#### **5. Park Projects**

- a. Completed
  - i. Campground Redevelopment
    1. 10 powered stalls & 7 non-powered stalls
    2. Currently 110 powered stalls \$3,850 & 8 non-powered stalls \$240 already booked for the 2022 season
    3. Costing us about \$18,000 vs \$15,000 we projected due to higher electrical cost
  - ii. Owls Nest
    1. Women's washroom - new countertops, mirrors & sinks
    2. Storage room - Repainted to floor & walls. Added a countertop
    3. Manager's office - Repainted the floor & walls
  - iii. Repainted all outbuildings - all look uniform as now same color
  - iv. Replaced tractor shed skin
  - v. Developed pads for large boat sheds
  - vi. New gate on south beach access -



1. Garry will be putting large rocks so ATVs can't go around
- vii. Replaced door on pumphouse & added a screen door
- b. Upcoming
  - i. Community Garden Upgrade
    1. Soil analysis was completed in early May 2022
      - a. Nitrogen is depleted
      - b. Surplus phosphorus & potassium
      - c. pH is excellent for growing (neutral)
    2. Adding 75 cu yds of topsoil to dilute the phosphorus & potassium
    3. Adding a nitrogen-only fertilizer to increase the nitrogen but not adding to the phosphorus & potassium. No manure.
    4. Adding straw and compost to loosen up the tight clay structure
    5. Adding irrigation to water the whole garden automatically
      - a. Will pull water ahead of the water softener and just use well water
    6. Garden plot will be plotted out Saturday, May 21st
      - a. Currently we are full but if you want to be on the waitlist send an email to the board
  - ii. Park Project for Volunteers
    1. Repainting/staining play structure
      - a. Perch 14 volunteered
    2. Planting flowers/plants in the Owls Nest beds & front island
      - a. Trout 1 & Jackfish 6 volunteered
  - iii. Boat Launch Redevelopment
    1. Department license of occupation (DLO) expired 10+ years ago
      - a. RV Park license had expired
      - b. Looking to get transferred but RV Park no longer exists so no transfer allowed
    2. Required new survey documents - completed @ \$1,300 cost
    3. Working with AB government on new DLO application process
      - a. May need to hire an external consultant familiar with inner working of the process
      - b. We currently are in violation with no DLO
    4. Process will likely take a couple of years
    5. Garry has filled in the boat launch with gravel and rocks to help fill in any gaps that are between the cement blocks
    6. If you have a larger boat or lower trailer - best interest to use the County of St.Paul or County of Two Hills boat launch

## **6. Financial Review - 2021 Financial Statements**

- a. See presentation for attached 2021 financials for details
  - i. Please email us any further questions you may have
- b. TBC other income - Management Fee - \$253,000 has been transferred to TBTA under expenses - SubContractor
  - i. Still in transition of the transaction.
  - ii. Operating expenses are being paid by TBC and that is given us credit to TBTA as we owe money for buying the land
    1. This is just for the lawyers to show the transition between the "two companies" to close out TBTA
- c. TBC shows under Due to related parties \$227,233 for 2021 - \$479,879 from 2020



- i. TBTA assets are going down as TBC is paying off the land
  - ii. TBC assets are increasing as we pay off the loan
- d. Revenue Highlights
  - i. Membership contributions
    - 1. \$7,940 Camping Fees
    - 2. \$50 Hall Rental
    - 3. \$135,800 Membership Fees
  - ii. Expense Recoveries
    - 1. \$1,319 Laundry/Shower
    - 2. \$28,016 Electrical Fees
    - 3. \$12,681 Member Taxes
  - iii. Miscellaneous revenues
    - 1. \$19,775 Lot Transfers
  - iv. Social Fund - will look to get this called "Other Revenue" in quickbooks
    - 1. \$1,595 Fireworks
    - 2. \$330 Hay Sales
    - 3. \$700 Misc ( gate cards, etc)
- e. Expense Highlights
  - i. Repairs & Maintenance - Higher due to campground redevelopment
  - ii. Professional Fees - Higher due to Lawyer & Accountant fees for the TBTA to TBC conversion
  - iii. Recreation Center Expenditures - Higher due to additional repairs and maintenance
  - iv. Amortization - TBTA asset acquisition - acquired their depreciation
  - v. Caretakers Residence - increase due to repairs and maintenance
- f. 2 member volunteers who will perform financial review/audit.
  - i. Jill Rich - Jackfish 8
  - ii. Fiona Hilkewich - Ling 3

Motion to: Approve the 2021 financials as presented

Motion by: Jackfish 10

Second by: Jackfish 7

Vote: All in favor

Result: Motion Carried

**7. Review of the 2022 TBC Budget Highlights**

- a. See presentation for attached 2022 budget for details
- b. Using Quickbooks online - Able to see everything in real time
- c. Membership Fees - staying the same as 2022
  - i. 2022 - \$1,500 + Reserve Fund 2022 \$100 = Total Fees \$1,600
  - ii. 2023 - \$1,500 + Reserve Fund 2023 \$100 = Total Fees \$1,600
  - iii. Fees can be split in 2 - \$800 payments (January & July due dates)
    - 1. Payments are due 30 days once received invoice
    - 2. If a late payer - privilege will be removed
- d. Land Revenue
  - i. 5-year land lease negotiated for west portion of the quarter
  - ii. Grain farming as opposed to hay (\$65-\$75/acre)
  - iii. About 65 acres available - Profit of \$4,000-\$4,800/year
  - iv. Seeding spring of 2022 - last year roundup to kill hay
  - v. NOTE: Since the land has been leased, please do not drive quads or use it as





- an off-leash area
  - 1. Dogs are welcome off-leash in the field near the burn pile
    - a. Dogs must be in control at all times
- vi. Jackfish 7: On the rental it says about \$65-\$75/acre - are we able to receive more as most farmland in other areas is going higher?
  - 1. Dave: We will look into this further closer to when our 5 year term is up. We talked to a few farmers in the area and that was the going rate. Not the best "farmland" either
- e. Expense Highlights
  - i. Budgeted Property Maintenance & Repair Expenses
    - 1. Garden (\$3,000) - Split between Social Fund + Park Maintenance
    - 2. Upgrade gate card access system (estimate \$4,000)
      - a. In the works for the last couple years
    - 3. North beach gate (\$2,000)
      - a. Still have side by side/quads from north coming into the park
      - b. Perch 14: Will other lakelots be able to put gates up on the beach
        - i. Dave: Because we own a quarter section we own beach access, so we are able to put a gate up. Other lot owners do not own beach access, which prevents them from putting up gates.
        - ii. Perch 14: What exactly are we trying to keep out?
          - 1. Dave: Lots of traffic that comes up through the park & wander around the park. We have had items stolen in previous years - side by side, bbq, tv, dock section. Intention to keep people away from boats and members' items as well.
  - 4. Boat Launch Redevelopment (\$TBD)
- f. Cash Flow as of May 16, 2022

Operating Bank Balance	\$84,816
Accounts Receivable	\$55,854
Accounts Payable	<u>\$5,192</u>
Total Cash Flow	\$135,478

Reserve Fund	\$36,011
Fundraising/Social Account	\$3,125

**8. 2022 Budget**

- a. See presentation for full budget overview
  - i. Revenue of \$202,300
  - ii. Lot transfer fees are budgeted at overall income of about \$8,000
    - 1. Unsure of how many will sell
  - iii. Professional fees are higher due to accountants doing two sets of financials
  - iv. Payroll Expenses - we pay to Garry's business
    - 1. Garry & Jordan have received Christmas Bonus
  - v. Budget to profit about \$15,000
  - vi. Jackfish 10: Fuel expenses & propane will be increasing as well





**9. Compliance Project - Results**

- a. Promoted by lot sales in early 2021 as many lots had several non-compliances prior to being able to sell
  - i. Why so many?
- b. Compliance project to get a baseline measurement of compliance throughout the park
- c. Understand what was and wasn't working for the current Rules & Regulations
- d. Project took 4 months and many,many hours to complete & compile
- e. Highlights

% of Surveyed	Item Out of Compliance
59	Fire Pits too close to combustibles
30	Landscaping within 5' of east lot line
22	Covered decks outside the permitted area
54	Add-on rooms > 308 sq ft
19	Add-on room + covered deck > 450 sq ft
27	Need to have planter installed on east side
22	Decks over 2' with no railing
22	Privacy walls in the ground not on deck
20	Privacy walls > 6'
43	Privacy wall < 24' from north lot line
14	Shed overhangs the lot fence
24	Lots with trees over 15'
32	Shrubs within 2' of adjoining lot
26	Shrubs are > 6'

**10. Rules & Regulations - Revision Approach**

- a. This baseline compliance project provided insight into how the current and previous rules were being interpreted and applied.
- b. The intent of the rules and regulations is to have community standards and preserve the view of each member.
- c. Why is each rule in place and what purpose does it serve?
  - i. Went through each rule and discussed to length, then compared them to the compliance check & consistent measurements to the rules
- d. Consistent reference point(s) for measurements.
- e. Clarify language to remove ambiguity



- i. Definitions
- ii. Abbreviations
- f. Eliminate redundant statements covered in other rules.
- g. Add diagrams and figures where needed for clarity.
- h. Add new rules to address existing circumstances.
- i. Areas of Focus
  - i. 1.d — Pets
    - 1. Off-leash area
    - 2. Pick-up and dispose of feces
    - 3. No pets on the beach in the swimming area
  - ii. 1.i — Clean up toys, trash in playgrounds and beach area
  - iii. 1.r — Payment Default
    - 1. Late payment is a persistent problem for several members.
    - 2. New addition — **Late payment on two successive invoices leads to immediate membership suspension.**
      - a. Suspension means no access to the park
      - b. If suspended and you are found within the park, RCMP will be called for trespassing
      - c. If too problematic, we are able to revoke membership and evict from the park
      - d. Members need to communicate if they are unable to pay
  - iv. 1.u — Gray water may not be discharged on TBC property.
    - 1. **Septic tank only.**
      - a. Waste water is not allowed to be pouring on the lawn
      - b. Outdoor shower is allowed with biodegradable soaps
  - v. 2.b — Utility trailer storage
    - 1. Utility trailers will be permitted on the member parking pads for 2 days for a specific activity.
  - vi. 3.d — Fire pits
    - 1. i. Recommend 10' from combustibles.
      - a. Wooden retaining walls are ok
      - b. Have a look at your fireplace and see if you can move it away from combustibles
    - 2. iii. Members shall have a 10 lb fire extinguisher readily available
      - a. Have it accessible if something does happen
  - vii. 3.m — Development Permits
    - 1. vii. Post development compliance review.
      - a. This is to avoid the after the fact finding your permit is not in compliance
      - b. If needed in the middle of project please find a board member
  - viii. 4.a — Parking pads
    - 1. v. May include a 42" railing
    - 2. vi. Members of Trout may install a 6' windbreak on their parking pads.
  - ix. 5. — Building Pocket for Covered Structures - See presentation for diagram
    - 1. View is important to members
    - 2. Weather coverage is also important
    - 3. This section outlines the permitted locations on a member's lot where covered structures may be placed.
    - 4. Allows consolidation of many subsequent structure-specific rules.

- Members may have multiple covered structures within the building pocket
- x. 6. — Member Covered Structures - See diagram in presentation
    - 1. Removed the square footage limitation.
    - 2. Increased the height limitation to 11' to match the add-on room.
    - 3. Added that covered structures must be secured to the ground or deck.
    - 4. Note: Covered structures constructed prior to 2022 will not be subjected to the new rules unless modifications to the dimensions are made.
  - xi. 7. — Member Add-on Room
    - 1. Measurements taken as finished outside dimensions (FOD)
    - 2. Increased to 320 sq ft (FOD)
    - 3. Still only one add-on room per lot. Add-on room as defined in the definitions.
    - 4. Note: Add-on rooms constructed prior to 2022 will not be subjected to the new rules unless modifications to the dimensions are made.
  - xii. 8.a — Member Decks
    - 1. iv: Stairs >2' must have a railing
  - xiii. 9.a — Member Storage Sheds
    - 1. Measurements taken as finished outside dimensions (FOD).
    - 2. Remains as 130 sq ft (FOD)
  - xiv. 10.a — Member Fences
    - 1. Clarified perimeter fences surrounding member lots are not permitted.
  - xv. 11.a — Member Privacy Walls
    - 1. Changed from only on the south to the north, south and/or west within the building pocket.
    - 2. May be anchored to a deck or ground.
    - 3. Changed the height reference point from the deck level to the parking pad for consistency.
  - xvi. 12.a — Member Landscaping
    - 1. Clarified the reference point for tree height (parking pad).
    - 2. Clarified tree placement limitations and options for easement agreement.
    - 3. Clarified shrub placement limitations and options for easement agreement.
  - xvii. 16.a — Guest Camping
    - 1. Removed reference to the “Tranquility Trail” ATV trail.
    - 2. Clean up and clarify other camping rules and regulations.
  - xviii. 17. — Winter Facilities (NEW)
    - 1. Limited services from Nov 1 – Apr 15.
      - a. Owls Nest maintained at 10-15°C
      - b. No hot water
      - c. No laundry
      - d. Washrooms facilities will be available & serviced weekly
    - 2. Road access is not guaranteed.
      - a. We can not guarantee emergency access
    - 3. For member safety, no member is permitted to reside full-time during the off-season.



Motion to: Approve 2022 Rules and Regulation updates

Motion by: Catfish 10

Second by: Jackfish 10

Vote: 42 yes 1 no

Result: Motion Carried

**11. Additional Items For Discussion**

- a. Electrical Line Locates
  - i. Extensive line locates done for campground redevelopment in 2021
  - ii. Lines cross members lots randomly
    - 1. Before any digging on your lot (screw piles, decks, cement blocks trees, posts, fire pits, bobcat work etc) get a locate
    - 2. \$1000's to repair & someone could be seriously injured
    - 3. Members are responsible for any cost associated with damage to water or electrical lines
- 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
- c. One way traffic must be followed for trucks & cars
- 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
- 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
    - 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. Beach Area
  - i. Beach has had its first cleaning of the season done
    - 1. Tons of rocks have been pulled up and starting to look nice
    - 2. Reminder to clean up after yourselves & no glass on the beach
- h. Beach Access for Docks
  - i. We have limited space for docks & boat lifts
    - 1. We do not want a member using multiple beach access
    - 2. TBC owns the beach front and want it to be fair for all members
    - 3. TBC will be implying a rule that only 1 beach access to the waters of Lac Sante per member lot.
  - ii. Ling 14 : Permit required for boat dock/lifts
    - 1. Dave Bouchard: Meeting with lands officer from Alberta Environment and Parks, he indicated we needed to get a permit for our docks. We then received an email that indicated the docks need to be in compliance & if in compliance they no longer need a permit.
      - a. Email sent to the land office for more clarification and never received a reply from them.
  - iii. How do members know where to put new docks/lifts
    - 1. Look at where other members are positioned and ask around where spots are available.
    - 2. Will look at getting a drone picture to label where members are located and to see where there is space
- i. Playground Etiquette
  - i. Return toys to the bin when finished
  - ii. Clean up garbage & place in bin
  - iii. No throwing sand up the slide as it broke last year and Garry needed to reinforce it
- j. Gate Access
  - i. Do not allow others to tailgate through the main gate behind you
  - ii. System will be wiped soon & all registered cards will be re-input. If you have an unregistered card you may be locked out - Call Garry
  - iii. Please ensure you have provided you member information form to Jessica which includes the gate card numbers
- k. Social Committee
  - i. Debbie Short & Dallas Nielsen have stepped down as co-chairs of the Social Committee
  - ii. New volunteers needed, please email board if you are interested
- l. New E-Transfer payment email address
  - i. [tbctransfers@gmail.com](mailto:tbctransfers@gmail.com)
    - 1. Janet will still keep her email open for invoicing and regular communications
- m. Credit Card Payments
  - i. Have the option to accept credit card payments for our member invoices
  - ii. Cost is 2.75% (\$44 per membership invoice)
  - iii. 97 members x \$44 = \$4,268
  - iv. 48 members x \$44 = \$2,112
  - v. Lost revenue but potential for faster payments
    - 1. \$44 surcharge for credit card payments?
  - vi. 95% want to move forward with inquiring using credit card payment



**12. Committee Reports**

- a. Security
  - i. Cameras - Installed late January 2020
    - 1. Owls Nest Interior
    - 2. Owls Nest NW & SE Corners
    - 3. Pump House SW
    - 4. Main Gate
    - 5. May look at adding 1 more camera to see who is coming into the park
- b. Volunteers needed
  - i. Spring Clean-up & site maintenance - Chris Odynski & Jessica VanBrabant
    - 1. Scheduled for May 21 @ 9:00am with a lunch after for those who volunteer
    - 2. Meet at Owls Nest
    - 3. Spring Clean- up tasks emailed out May 5th
      - a. Trim long grass along the fences around the boundary behind the garden and to the west of the entrance.
      - b. Clean up leaves & debris at front entrance gate fence
      - c. Clean weeds & leaves out of Entrance Island
      - d. Trim around dugout beside Owls Nest
      - e. Clean up leaves & debris in all park culverts
      - f. Trim bushes around green electrical boxes throughout park
      - g. Clean leaves & debris under bushes & trim bushes beside electrical boxes
      - h. Trim around community trees and prune the suckers coming up.
      - i. Cut out black rot from all community trees
      - j. Put the public dock & swimming area ropes out
      - k. Clean flower beds in front of the Owls Nest including weeding against the building
      - l. Pick up acorns in trees along the West side of Trout Drive
      - m. Trim middle easement hedges & rake leaves out below them
    - 4. Please use appropriate protection when working & operating any tools/equipment such as safety glasses, full toed shoes, gloves etc.
  - ii. Canada Day -
    - 1. Events - need a volunteer
    - 2. Fireworks
      - a. Fireworks Donation - set up Wix for credit card payment
      - b. Dave Bouchard will buy fireworks
      - c. Volunteers to set up/light
        - i. Chris Odynski, Terry Noble, Raymond Cyre

**13. Election of Directors and Officers**

- a. Please note that this is a working board & the expectation is that board members actively participate
- b. Board members missing 3 meetings or more in a row will be removed as per TBC bylaws
- c. Current Board Members
  - i. President - Dave Murray -Completed
  - ii. Vice President -Kandice Ashmore -1 year remaining



- iii. Treasurer - Chris Odynski - 1 year remaining
  - iv. Secretary - Jessica VanBrabant - Completed
  - v. Directors at Large - Darren Murray - Completed
  - vi. Directors at Large - Dave Bouchard - Completed
  - vii. Directors at Large - Cindy Camp - Completed
  - viii. Directors at Large - Denis Ouellette - Completed
  - ix. Directors at Large - Craig Smith - Completed - Resigned
- d. Nominations for 2022 Board Members
- i. President - Kandice Ashmore - 2 year term
  - ii. Vice President - Chris Odynski -1 year remaining
  - iii. Treasurer - Dave Murray - 1 year remaining
  - iv. Secretary - Jessica VanBrabant - 2 year term
  - v. Directors at Large - Darren Murray - 1 year term
  - vi. Directors at Large - Dave Bouchard - 1 year term
  - vii. Directors at Large - Cindy Camp - 1 year term
  - viii. Directors at Large - Chris Little - 1 year term
  - ix. Directors at Large - Mark Regehr - 1 year term
- e. Nomination deadline to submit was May 10th
- f. Vote

Motion to: Elect Board of Directors

Motion by: Catfish 10

Second by: Whitefish 14

Vote: All in favor

Result : Motion Carried

<b>2022 Board of Directors</b>	<b>Position</b>	<b>Term</b>	<b>Accepted</b>
Kandice Ashmore	President	2-year	Yes
Chris Odynski	Vice-President	2-year	Yes - 1 year remain
Dave Murray	Treasurer	2-year	Yes - 1 year remain
Jessica VanBrabant	Secretary	2-year	Yes
Darren Murray	Director at large	1-year	Yes
Dave Bouchard	Director at large	1-year	Yes
Cindy Camp	Director at large	1-year	Yes
Chris Little	Director at large	1-year	Yes
Mark Regehr	Director at large	1-year	Yes

**14. New Business**

- a. Catfish 7: What is the process of removing trees or rocks on the beach?
  - i. Dave: Rocks are allowed to be removed. Trees will need to have Garry involved to make sure we are not clear-cutting the beach.
- b. Catfish 10: Please clean up the beach area of unused items such as broken dock sections, chairs or unused items.





**15. Adjourn**

Motion to: Adjourn meeting @ 9:30 pm

Motion by: Dave Murray

Respectfully submitted,

Jessica VanBrabant  
TBC Secretary

\_\_\_\_\_  
KANDICE ASHMORE, PRESIDENT

\_\_\_\_\_  
CHRIS ODYNSKI, VICE PRESIDENT