



TBC Annual General Meeting Minutes

May 19, 2018 09:30 – 12:25 MST

TBC Owls Nest

Lac Sante, Two Hills County, AB

Board Members in Attendance	Position	Term
Dave Murray	President	2-year
Brenda Dalzeil	Vice-President	2-year
Ihor Bayduza	Treasurer	2-year
Yvonne Stern	Secretary	2-year
Mauro Pazienza	Director at large	1 year
Dave Bouchard	Director at large	1 year
Terry Short	Director at large	1 year
Craig Smith	Director at large	1 year
Kristina Mullen	Director at large	1 year
Tony Gray	Director at large	1 year
Darren Murray	Director at large	1 year
Gary Leddy	Director at large	1 year

Member	Street	Lot	In Attendance
Kevin and Debbie Strate	Catfish	1	no
Monika Lukas and David Jacobs	Catfish	2	yes
Jason and Shannon Kowal	Catfish	3	no
Lorne and Corine Publantz	Catfish	4	yes
Darcy and Heather Murray	Catfish	5	yes
Ric and Anita Klassen	Catfish	6	yes
Steve and Helen Whitehouse	Catfish	7	yes
Ed Engelking and Kristina Mullen	Catfish	8	yes
Duane and Angela Dyck	Catfish	9	no
Jeff and Shawna McConnell	Catfish	10	no
Vince and Janet Kath	Catfish	11	no
Terry and Corona Leonard	Catfish	12	no
Richard and Paula Shultz	Catfish	13	no
Kevin and Debbie Mueller	Jackfish	1	yes
Gary and Michelle Leddy	Jackfish	2	no
Bryan and Cathie Hayward	Jackfish	3	yes
Paul and Candance Giasson	Jackfish	4	yes
Al and Yvonne Stern	Jackfish	5	yes
Charles and Brenda-Lee Schmidt	Jackfish	6	yes



Member	Street	Lot	In Attendance
Ihor and Betty-Lou Bayduza	Jackfish	7	yes
Curtis and Jill Rich	Jackfish	8	no
Dean Nisbet	Jackfish	9	no
Dale and Jennifer Nisbet	Jackfish	10	yes
Raymond and Koreen Cyre	Jackfish	11	yes
Brad and Jill Bouchard	Jackfish	12	no
Vern and Marg Andres	Jackfish	13	by proxy (W14)
John and Dianne Calverley	Ling	1	no
Simon and Cari Cooke	Ling	2	yes
Philip and Jacqueline Newgard	Ling	3	no
Bruce and Sandra Currie	Ling	4	no
Terry and Naomi Noble	Ling	5	yes
Jeffrey and Michelle Simmons	Ling	6	yes
Randy and Laurene Buchanan	Ling	7	yes
Brian and Janice Barton	Ling	8	by proxy (W12)
Brian and Aleita Little	Ling	9	no
Darren and Laura Murray	Ling	10	yes
Tabby and Barbara Van Der Walt	Ling	11	no
Gord and Brenda Mueller	Ling	12	yes
Jeremy Chai and Rhonda Quewezance	Ling	13	no
Mauro and Marisa Pazienza	Ling	14	yes
Tony and Lora Gray	Ling	15	yes
Ed and Rose Short	Perch	1	yes
Troy Lymburner and Rhonda Borowski	Perch	2	yes
Craig Smith	Perch	3	yes
Gord and Gladays Bodnar	Perch	4	no
Don and Margaret Hnatiw	Perch	5	yes
Russ and Diane Letkeman	Perch	6	yes
Jim and Susan Wright	Perch	7	no
Linda Beaunaventura	Perch	8	no
Ron and Doreen Mizera	Perch	9	yes
Dennis and Cheryl Ducholke	Perch	10	yes
Ray and Sandra Leblanc	Perch	11	yes
Pat Lamb and Laura Crozier	Perch	12	yes
David and Karen MacKenzie	Perch	13	no
Dennis and Brenda Dalziel	Perch	14	yes



Member	Street	Lot	In Attendance
Dale and Jaime Brghardt	Pickerel	1	yes
Mylan and Melissa Worthington	Pickerel	2	yes
Dean Parson and Teresa Wiffen	Pickerel	3	no
Richard and Natalie Collins	Pickerel	4	yes
Brad and Neolita Bell	Pickerel	5	by proxy (Pi6)
Gordon and Joyce Bell	Pickerel	6	yes
Martin Gilett and Karen Bell	Pickerel	7	by proxy (Pi6)
Lori Kocken	Pickerel	8	yes
Dale and Jennifer Nisbet	Pickerel	9	yes
Bob and Marilyn Nisbet	Pickerel	10	no
Tim and Colleen McConnell	Pickerel	11	no
Richard and Paula Shultz	Pickerel	12	no
Clarence and Diann Elliot	Pickerel	13	yes
Chris and Pam Odynski	Trout	1	yes
Lucz Tumanowicz and Amanda Mills	Trout	2	no
Nick and Roesmarie Stovius	Trout	3	no
Raymond and Jeanne Golden	Trout	4	no
Rudy and Cheryl Wouters	Trout	5	no
Shuane and Robert Altarui	Trout	6	yes
Greg and Michele Rowan	Trout	7	yes
Joe and Eileen Bilyk	Trout	8	yes
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 Nikolaichuk	Trout	12	no
Terry and Debbie Nikolaichuk	Trout	13	yes
Adolfo and Sylvia Tonn	Trout	14	yes
Peter and Geraldine Sarapuk	Trout	15	yes
Dave and Maureen Leslie	Whitefish	1	no
Alex Grenier and Krista Heidebracht	Whitefish	2	no
Ralph and Mary Fowler	Whitefish	3	yes
Ben Richmond and Cindy Campbell	Whitefish	4	yes
Terry and Debbie Short	Whitefish	5	yes
Ron and Helen Starchuk	Whitefish	6	yes
Dennis and Tina Dmytryshyn	Whitefish	7	yes



Member	Street	Lot	In Attendance
Mike and Cyndra Brooks	Whitefish	8	yes
Chad and Allison Rich	Whitefish	9	no
Todd Borse	Whitefish	10	no
Bob and Marilyn Nisbet	Whitefish	11	no
Dave and Tammy Murray	Whitefish	12	yes
Hans Jesch and Dido Tiede	Whitefish	13	yes
Dave and Sharon Bouchard	Whitefish	14	yes

Note: No members were in attendance by proxy.

There were 59 of 97 (91%) members in good standing in attendance in person.

Meeting called to order at 09:30.

AGENDA

- 1) Adoption of Agenda
- 2) Approval of Minutes from July 2, 2017 Special General Meeting
- 3) Review of 2017 Season
- 4) Cooperative Formation Status and Next Steps
 - a) Vote to “make” the cooperative bylaws official.
- 5) Review and approval of the 2017 financial statements.
- 6) Review of the 2018 budget.
- 7) Review of the Revised Rules and Regulations
 - a) Vote to approve the revised rules and regulations.
- 8) Additional items as required
- 9) Election of Directors and Officers
- 10) Committee Reports – Tree, Social, Canada Day, Security and Compliance
- 11) Adjourn

NOTE: Information presented to the membership at the meeting is appended to these minutes.

1. Adoption of the Agenda

Motion to: Approve agenda
 Motion by: Perch 3
 Second by: Jackfish 1
 Vote: All in favor
 Result: Motion Carried

2. Approval of minutes from July 2, 2017 Special General Meeting

Motion to: Accept minutes from July 2, 2017 Special General Meeting
 Motion by: Perch 3
 Second by: Jackfish 10
 Vote: All in favor
 Result: Motion Carried



3. Review of the 2017 Season

- See attached presentation for details.
- Additional note:
 - Ed Engelking and Kristina Mullen purchased and donated the paint to repaint the entire Owls nest. Kristina also donated her time and considerable effort and single handedly repainted the community center. Miles and Terry repainted the main hall ways.
 - Men's bathroom renovations were completed by Miles and Terry Fairbarn, Mauro Panzienza, Kristina Mullen, Dennis and Brenda Dalziel. Many thanks for all their hard work during the winter.
 - Women's washroom is next on the renovation list.
 - New sign with our new cooperative name is up at the corner leading to the park. Dave and Karen MacKenzie generously donated the sign to TBC with Miles doing the lettering.

4. Cooperative Formation Status and Next Steps

Motion to: Approve the bylaws of Tranquility Bay RV Park Cooperative as presented.

Motion by: Whitefish 3

Second by: Ling 12

Vote: All in favor

Result: Motion Carried

- Question was posed regarding what type of financial auditing is required as a cooperative. Answer: Internal auditing performed by members, as we have been doing for years, is acceptable.
- Terri-Lynn McLaughlin (TBC Legal Counsel representing Jenkins & Jenkins Law) was present to answer any questions members had regarding the cooperative formation and specifically around the share certificates and the type of tenancy each member chooses and what the implications are of each type. Of note from the discussion:
 - With joint tenants ie: husband and wife, the shares will get transferred to the remaining joint tenant(s) but with tenants in common, the deceased person's share forms part of their estate and its heirs through the will which will possibly involve the probate process. TBC counsel does not recommend more than two persons named on the share certificate, but it is ultimately every member's decision. For example, if you had children on the share certificate and that child goes through a divorce the share of that child could form part of the division of property.
 - At no time can funds be borrowed against TBC shares since there is no property title included with shares (membership or investment). Members are not permitted to borrow against the overall titled TBC property.
- The share transfer process and was explained at length including what TBC's and Jenkins and Jenkins roles are in the transfer.
- TBC bookkeeper is working on the banking and CRA requirements for the conversion from association to cooperative.

5. Review of 2017 Financials (appended to minutes)

- Further explanation was provided on the "Other Income" line item. See presentation for details.



Motion to: Approve the 2017 financial statements as presented
 Motion by: Jackfish 7
 Second by: Whitefish 14
 Vote: All in favor
 Result: Motion Carried

6. Review of 2018 Budget

- Increased fees for 2018 has significantly improved our ability to operate effectively and efficiently. No fee increase planned for 2019 fiscal year. See presentation material for highlights.
- Park is undertaking numerous projects to maintain an aging park as well as make continuous improvements. See presentation material for list of projects.

7. Review of Revised Rules and Regulations

- Significant revision was made to the rules and regulations based on member feedback and to provide clarification and details to allow more clear application. Since changes were made throughout the document each page was reviewed and approved individually. The following is the list of pages, associated motions to approve and the motion results.

Page #	Motion to Approve	Second	Vote	Result
1	Perch 14	Whitefish 12	all in favor	Motion carried
2	Jackfish 10	Perch 3	all in favor	Motion carried
3	Whitefish 4	Trout 6	all in favor	Motion carried
4	Jackfish 11	Jackfish 1	all in favor	Motion carried
5	Whitefish 8	Trout 14	all in favor	Motion carried
6	Jackfish 1	Whitefish 12	all in favor	Motion carried
7	Pickrel 9	Whitefish 4	all in favor	Motion carried
8	Ling 5	Perch 13	all in favor	Motion carried
9	Perch 14	Whitefish 12	all in favor	Motion carried
10	Jackfish 11	Perch 13	all in favor	Motion carried
11	Perch 3	Catfish 1	all in favor	Motion carried
12	Trout 6	Whitefish 11	all in favor	Motion carried
13	Pickrel 2	Ling 10	all in favor	Motion carried

- Based on the result of the motions above the Rules and Regulations dated May 19th, 2018 are approved and in effect.
- Additional Discussion:
 - Informal question to revise the noise rule time from the current 11:00 pm - 9:00am to 12:00 am - 9:00am. Hand vote from membership indicated membership was not in favor of changing the related rules.
 - Pets must be under owners control at all times. Dogs are not permitted off-leash



within the park. Violations were issued in the 2017 season.

- Motorized vehicles in the park boundaries must follow the age and/or license restrictions. Rule 1.r has been revised this year to provide more specific guidelines and restrictions to make it clear to members.
 - Trial Rule 5.a.vii was added this year. This rule will be tested for one year and re-evaluated in 2019 for its inclusion in the official rules. A demonstration schematic was presented at the meeting to explain the application of the rule.
 - Rule 1.t was added in September 2017 to address threats or acts of violence on TBC property.
 - New measurement points were added to a number of rules that have height restrictions.
 - Requests for wooden boat sheds have been submitted however they are currently not in consideration until the land development plans have been drafted.
 - Reminder to members that permits are mandatory for any type of development that alters a member’s lot profile. This includes: buildings, decks, landscaping, etc... A permit is not required for painting or repairs to existing infrastructure as long as the profile will not be altered.
 - Rule (7a) regarding decks have been revised to incorporate different frontage finishing strategies.
 - Reminder that TBC well water is softened and should not be used for watering lawns on regular basis.
- Compliance
 - Reminder to all members that we are all owners, stewards of the park and as such should endeavor to be good neighbors, take care of and respect the park property and treat our Park Managers and each other with respect.
 - Explanation was provide regarding the application and enforcement of the Bylaws and Rules & Regulations. This included the structure designed for administering fines and levies as well as escalation for concurrent incidents. See presentation material for further details.

8. Election of Officers and Directors

Nominations for Officers & Directors	Position	Term	Accepted
Dave Murray	President	1-year	Yes
Brenda Dalziel	Vice-President	2-year	Yes



Yvonne Stern	Secretary	1-year	Yes
No nomination/volunteer	Treasurer	2-Year	—
Tony Gray	Director at large	1-year	Yes
Craig Smith	Director at large	1-year	Yes
Dave Bouchard	Director at large	1-year	Yes
Darren Murray	Director at large	1-year	Yes
Terry Short	Director at large	1-year	Yes
Kristina Mullen	Director at large	1-year	Yes

Motion to: Elect the directors and officers as presented

Motion by: Jackfish 11

Second by: Jackfish 10

Vote: All in favor

Result: Motion Carried

Follow-Up Note: Following this meeting, On June 5, 2018 the Board of Directors appointed Tony Gray as Treasurer.

9. Committee Reports

- Long-Term Planning Committee
 - Reserve study is available on the TBC website.
 - Current reserve fund = \$30,245
 - Items that came off the reserve fund in 2017
 - Culvert Cleaning \$1500
 - Hot water Tank \$1000
 - Electrical system \$1050

- Social Committee
 - Members
 - Tina Dmytryshyn (Whitefish 7)
 - Laura Murray (Ling 10)
 - Had a great 2017 season and have great plans for 2018.
 - Survey forms were passed out to gauge interest in different activities.
 - Always looking for volunteers and ideas for new events.

- Security Committee
 - Members
 - Darren Murray (Ling 10)
 - Terry Short (Whitefish 5)
 - Installed 8' pipe lengths extending 450' around the west side of the property to prevent would be thieves from gaining easy access to boat sheds, etc...
 - No thefts reported last winter.
 - Plan to install an additional 450' this fall.
 - Investigated electronic security monitoring system. Very expensive and may not suit our needs. So far the pipe has been a more proactive better deterrent.

- Lakeshore Tree Committee.



- Terry has spoken to various people with County of Two Hills, Alberta Environment and Fish and Wildlife who are all involved in the lands from trees to lake, etc.
- Pat Porter looks after government lands from Red Deer to Fort McMurray, he is coming out to lake in June 2018 for inspection.
- Terry Noble has asked that board to extend the Tree Committee for Phase II. This will enable them to gather written input and photos from residents, including a solid determination of our property line.
- Terry would like to prepare a draft letter for the Board for submission to Alberta Environment detailing the park's plans.
- Also would like to establish a program for members for activities and behaviors at TB and the effects on the lake.
- We need to consider the short and long-term good of the park, for trees, shore line and lake.
- See attached presentation material for details.

10. Adjourn

Motion to Adjourn: Dave Bouchard @ 11:00

Respectfully submitted,

Yvonne Stern
TBTA Secretary