

Condominium Plan 9612304
Riverside RV Village
Board of Directors Meeting Minutes
September 19, 2015

In Attendance: Mark Mackenzie, Gary Coombe, Val Summers, Linda Muggleston, Bev McAllister, Ford Mallett, Pat Coupland

1. **Call Meeting to Order:** Mark Mackenzie called the meeting to order at 8:10 am.
2. **Approval of Previous Minutes:** Moved by Gary Coombe, seconded by Mark Mackenzie to accept the minutes of the August 16, 2015 meeting as distributed. Motion carried. The redacted minutes will be added to the website.
3. **Additions to the Agenda:** Upcoming Projects will be added to the budget discussion.
4. **Old Business:**
 - a. **Park Manager's Contract:** The terms of the new contract were presented for board approval. The Park Manager's will be invited to attend the AGM for a brief time to be introduced to the Owners.
 - b. **Storage Compound Update:** No update or recommendations from the committee as yet. Survey was sent out. Recommendations will be forthcoming before the AGM.
 - c. **Website Update:** Looking very good. XX will be adding Sales available to the website. There will likely be a nominal charge for the service. A suggestion was made that we could improve our park's visibility with some better signage along the main street and possibly on our fence. A suggestion was also made that a quick summary of our Rules and Regulations. will be drafted and added to the website. Also a contact update sheet could be added to the site as well. WiFi Update: It has been quite stable and working well. It might be worth asking Owners at the AGM if they would be willing to pay a small fee for more band width.
 - d. **Club Car:** Parts were not ordered accounting for the delay in repair, but it should be back for Monday. Bugle may be interested in purchasing the club car from us should we make a decision to purchase a truck or an alternate vehicle. Moved by XX, seconded by XX that Riverside purchases the XX's van. Motion Carried. Signage will be created to place on the side of the van advertising the park. Investigations will be made over the winter to determine whether the club car should be kept or replaced with a small truck.
 - e. **Playground Update:** It was agreed that we would go ahead with the order for another swing set and proceed with preparations for installing a half sports court. The cost for the climbing rock investigated is too high to be considered as an option at this time.

- f. **Cardboard Recycle Bin:** **Action:** – Let XX know to set this up for the spring. **Action:** – Check if there will be room to situate this by the front waste bins. **Action:** – Place a notice in the newsletter.

- g. **Laundry Machine Upgrade:** Moved by XX, seconded by XX that the reserve fund be utilized to purchase new laundry machines for the front laundry facility. The machines currently there will be kept as back up machines for the machines in the club house. Motion Carried. **Action:** – order new machines for the front laundry. The consensus is to remain with a coin-op as it is too difficult and not cost effective to change to card reader system.

5. New Business:

- a. **Golf Cart Use:** Complaint from Lot XX re: use of golf carts. The Rules and Regulations clause is unclear on golf cart usage within the park. **Action:** – will rewrite that portion of the rules and speak to Lot XX.

- b. **Social Committee:** PA usage: **Action:** – respond to the Social Committee regarding the use of their PA system. It will not be offered to those renting the club house and will be solely for the Social Club's use and the Social Club Will be responsible for replacing the PA equipment. As far as appliances go, the reserve fund will cover replacement of other kitchen appliances at the clubhouse when necessary. **Action:** – make changes re: PA usage and clean-up procedures to clubhouse rental agreement.

- c. **Budget Review/Approval:** The treasurer submitted a worksheet for discussion and approval. Discussion occurred regarding future capital projects and provision of funds for them. Such projects include: deck extension, playground, updating chairs for office, security cameras, shed to store flammable equipment and small tools required by the staff. The current budget proposal should handle such projects. The budget was set as presented.

- d. **Board Member Intentions:** It is the view of this board that the past president should have an honorary position on the board to provide for continuity.

6. Reports:

- a. **Treasurer:** All is on track. Check online regarding the cost of the bench grinder and check the exact type required. **Action:** - Check on plane for donation.
- b. **Rules and Regulations:** Checks may be made on known lots for sale to determine compliance.
- c. **Maintenance:** There will still be some work on the back yard of the mobile that will be completed this fall and a team is set up for the water blow down.

7. Correspondence: none

8. **Adjournment:** Moved by Mark Mackenzie, seconded by Val summers the meeting was adjourned at 11:21 am.