

Minutes

HBRA Directors Meeting – Zoom

Tuesday January 30th – 6:30 p.m.

Attending: Wray, Karen, Andrew, Alf, Cheryl

Regrets:

1. Grounds
 - a. Summary report re park survey and application to Land Titles
 - Surveyor General will be in the park Jan. 31 for a walk around We are feeling confident that we should have answers and resolution by the AGM. Everything is progressing well with the Surveyor General.
 - b. Status of requests for lot improvements if any
 - none
 - c. Spring cleanup
 - Current plan is to have Tuck in for clean up the week of Mar 22 – 24th. Plan is to have power and electricity done on Friday Mar 29th so the park will be open for the long weekend.
 - We may put a call out for volunteers to help once timing is confirmed.
 - d. Note: Andrew will not be doing grounds after the AGM. We will need a new director.
2. Treasurer
 - a. AGM will be May 19th. Karen will book the hall.
 - b. Financial statements – directors reviewed current finances. All good and on budget. We haven't received our property tax assessment yet so that is an unknown.
 - c. The treasurer laptop is very slow. The book keeping software we use (Sage), and bought a license for, doesn't work on newer laptops. Karen will take the laptop in for service to see if performance can be improved.
3. Wharves
 - a. Update on the breakwater
 - The break has been fixed for now. The booms still need more chains to be fully secure. We already have the chains. Some residents in Lake Cowichan are wanting to get rid of al booms on the lake. We will keep an eye on this.
 - b. Wharf insurance recommendations
 - Insurance companies are not interested in insuring the wharves. They suggested that we put some money aside to cover any damage that may occur. They also suggested that we should have a regular maintenance contractor for the wharves.

- There was discussion that we should have a year by year maintenance plan for the wharves, and once a year or every 2 years have a professional review and inspect them.
 - Wray will review the association general insurance policy to ensure we have liability insurance coverage on the wharves.
- c. There are a number of issues concerning our wharves that need further discussion. Suggest we ask for a committee at the AGM to provide recommendations on a number of these. Examples are:
- Photo to be on hand of boat assigned to / using a finger
 - Temporary or loaner fingers to be limited for the season or a max of one year.
 - Is anchoring of sea-doods at the point something we want to provide
 - Sea-doo parking – special docks? Can we tie 2 to a finger?
 - Shall fingers be given to members that do not have a boat? Conditions for use? How long can a member hold a finger without owning a boat?
 - Boat trailer parking? Parking for boat and trailer? (ie. For members without a finger)
 - Are there any changes to existing wharf rules that we should consider making?

4. Secretary

- a. Lot transfer update
 - Lot 91 transferred to Phil and Heather Chase
- b. Bear proof garbage cans update
 - Still investigating options
- c. Bylaw update status
 - Reviewing changes to societies act to see if there are things that affect us and should be considered
 - Members have asked for changes to allow proxy voting.
 - Currently our number for quorum is very low. Should we change it?
 - Options to consider regarding members not in good standing
 - Consider asking for a bylaws review committee at the AGM.
- d. Working on the Spring Newsletter with details for park opening, and hope to have it sent out the first week of March.
- e. Addresses in the membership list – some members would like addresses added back on the list. Needs further discussion if the majority want this.

5. President

- a. Green Space report status – no update
- b. Preparation for AGM - discuss at February meeting
- c. Thanking members who go above and beyond for the park.

6. Next meeting – Tuesday February 27, 2024 via zoom