

**Oct. 26, 2021**  
**HBRA Directors Meeting**  
**Via Zoom**  
**Minutes**

**Attending:** Wes Roberts, Andrew Denis, Cheryl Edwards, Kelly Woywitka, Karen Lundstrum

**Update on creek work at lot 63.**

The grounds director has reviewed the work in the creek by lot 63 and discussed this with the member. It has been agreed that any future work to secure this bank will wait until the committee assigned to make recommendations on how to secure the riparian areas has had a chance to meet and make recommendations. No further action will be taken at this time.

Note: In the Oct. 6<sup>th</sup> directors minutes it was noted "As mentioned at the Sept 5, 2021 AGM, cement should not be used below the high water mark in riparian areas. For HBRA , lots from 29 through 66 are considered in the riparian area." This was not correct. Riparian areas in our park are any areas that border on water (lake or creek) so in HBRA lots 22 through 71 are considered riparian and cement should not be used below the high water mark. Any changes to secure for erosion should be referred to the directors for review.

**Follow up Lot 52 plans.**

Lot 52 submitted plans to raise the current wall on the creek side of their lot to be level with their neighbors. Cinder blocks were proposed for this. This request has been denied for now since it involves cement below the high water mark. This can be revisited after recommendations have been made by the committee that will be reviewing ways to secure the creek.

**Follow up Lot 40 plans.**

Detailed plans have been received and reviewed for improvements to lot 40. The cement pad for the trailer has been approved. The cement pad on the lake side has not been approved since it involves cement below the high water mark and is outside of the lot dimensions. The placement of the shed and cabana in these plans appear correct and the member has been asked to submit plans for construction of the structures.

**Review Committee Volunteers and discuss next steps**

Thanks to everyone who volunteered to participate in the committees.

**Committee to secure the perimeter fence on the grass (lots 1 – 22).**

We have only had 4 members report issues with the perimeter fence on their lots. Lots 7, 8, 10 and 11 have reported that the back fence on their lots needs repair. Don Robertson (7), Andy Laidlaw (11) and Andrew Denis (82) have volunteered to help with this. Andrew (Grounds Director) will form a work party in the spring to organize this work. More volunteers would be welcome to assist with this. Email [hbrasec@aol.com](mailto:hbrasec@aol.com) if you are able to help with this work party.

### **Wharf Committee**

We have received lots of volunteers for this committee. The committee is now full and not accepting further volunteers. Kelly (wharf director) will reach out to John Knoop to see if he is willing to head up work on this committee. Jill Denis, Bing Polderman, John Elzinga, Rick Morgan, Jim Thompson, John Garnett, Jon Knoop and Jim Oslund have all volunteered for this committee.

### **Creek Erosion Committee**

Andrew Denis, Vaughn Wintonyk, Dan Ryan, Dean Sawyer and Bruce Hall have volunteered to participate in this committee. Andrew (grounds director) will reach out to this group to initiate so they can begin working on ideas and recommendations over the winter.

### **Speed Bumps**

The following suggestions have been received for speed bump placement.

- 1: between lot 18/19. On the straight stretch before the corner by the boat ramp.
- 2: around lot 68. On the straight stretch by Lakers Lane.
- 3: by lot 8. On the straight stretch where the cement ends by the gate.
- 4: by the playground, across from the caretakers garden.

If you have any other suggestions for speed bump placement please email

[hbrasec@aol.com](mailto:hbrasec@aol.com)

### **Park Shut down for Winter**

The final park shut down, winterizing the water system, will happen on Nov. 6. John Murray has created a manual for Winter shut down and Spring start up. Laminated copies will be available for the grounds director. Thanks to members who have worked to get the association ready for Winter.

### **Booking Hall for AGM and Rules / Green Spaces**

This will be done in the new year. The treasurer does the booking. At a future meeting we will discuss dates so we can give all members lots of warning.

### **Insurance and Oct Financials Review**

Insurance for the association has been paid and is up to date. Next meeting we will discuss the annual Christmas bonus for our caretakers.

### **Lot 21 – Request to add child's name to a membership for estate planning purposes**

To plan for the future of your HBRA membership after you pass you could consider using your will to cover your wishes. Our bylaws do not allow for dual / joint membership for this purpose.

### **Rats:**

There have been several reports of rats recently. Rats have been in sheds and also breached trailers through the rubber on slide outs. It is important to remove all food items that may encourage them, (remember things like grass seed are a food source for rats) and do your best to

secure your RV's and sheds. There is lots of information online regarding methods to discourage rats and block entry (ie. They don't like to chew through metal or steal wool) Use of poison is discouraged due to the potential risk to pets and children.

**Next Meeting?**

Date and time to be set as needed.