

**Nov. 24 2022 – 6:00 p.m**

**HBRA Directors Meeting**

**Zoom**

**Minutes**

**Attending** Wray White, Cheryl Edwards, Andrew Denis

**Regrets:** Kelly Woywitka, Karen Lundstrom

**Treasurer Topics**

- Two members have not paid full annual dues and have not made arrangements to pay. They will receive final notice that they are “Members not in good standing” until outstanding dues are paid in full.
- Caretakers Christmas Bonus – voted to pay \$300 each to John and Shelley

**Wharves**

- Lot 27 Koster loaner finger. Boat is to be too big for an inside spot. The wait list will be updated to reflect a request for an outside spot, and the boat will need to be remeasured in the future to confirm compliance with the rules.
- Kelly and Cheryl have created a standard email to send to people requesting to be on the wait list. It Include rules re boat sizes and options for finger requests. Hopefully this will streamline the process.

**Grounds**

- Dust prevention treatment - new gravel has been put down to control dust from the gate, down the stretch by the lots on the grass and around the corner towards lot 84. As well gravel has been added by the intersections leading to the point. (by Dorwoods and Talkingtons) Three dump truck loads of gravel were put down. The total cost is expected to be approx. \$2600.
- Request for a member to lead investigation into toilets in the washrooms will go out ASAP.
- LED strip lights in both washrooms and the laundry room are out. It is not the breaker. Andrew will be calling the electrician.
- Andrew has some new information on a possible option for a septic tank. To be discussed at the next meeting.

**Secretary**

- Lot 40 request to transfer to new member
  - o There has been no further contact regarding this.
- Broken AED – no update. Will bring forward for update in the new year.

## President

- HBRA historical records – Wray will pass the key to Cheryl to get a second key cut.
- Land Owner Transparency Registry – This is complete and the lawyer will keep a final copy on record. Since the document contains personal information, a redacted copy will be kept on file for the association records. We will need to refile annually and are hoping we can do this ourselves without needing to engage a lawyer. Total cost for this was approx. \$1,100.

## Old Business

- Green Spaces – Minutes and member input prepared. The minutes will be sent out to all members and the minutes and supporting documentation will be posted to the website. Reminder will be sent to all members that if they have motions they would like to present at the next Green Spaces Meeting these should be submitted to us ASAP. Directors will begin planning for the next meeting in early February.
- Rules –Timing for next steps to present and vote on new rules will be discussed by directors in the new year.

**Next Meeting** – Thursday January 19<sup>th</sup>, 6:00 pm

Green Spaces Planning Meeting – early February exact timing TBD

## Defer to AGM

- Horseshoe pits – should we keep them or remove them?
- Speed Bumps – request for more in the strip by the lots on the grass, by the gate, by the playground, and 2 more between lot 64 and the point. Some members feel they are a tripping hazard, consider lights or. Reflectors
- Black Water Tanks - Walk through the new regulations, discuss risks and options.
- Birds of Prey Kites – should we buy more? Where to place them?