

**Sproat Lake Community Association  
Directors Meeting Minutes  
8 April, 2024**

**Chair:** Tamara Thorpe

**Call to Order:** 7:01pm

**Attending:** Tamara Thorpe, John Thorpe, Catherine Mackay, Barbara Smith, Sheri Gerigk, Mike Gerigk, Nancy Harvey, Pat O'Connell  
Penny Cote, ACRD Director

**Regrets:** Tara Oscarson, David Brooks, Rene Lacoursiere

**Adoption of Agenda:**

**Motion to defer Pickleball agenda items until next meeting when David Brooks will be in attendance (yellow):** Sheri, Catherine second – carried

**Motion to adopt agenda:** Nancy, Mike second - carried

**Adoption of Previous Minutes:**

**Motion to adopt minutes of March 11, 2024:** Sheri, Nancy second - carried

**Officer Reports:**

**President's Report:** Tamara Thorpe

- Thank you to the board for their unwavering support during the last few weeks. It's greatly appreciated
  - Pickleball has taken up an unacceptable amount of time this past month and it's been difficult to accomplish other things.
  - David Brooks, Catherine Mackay and John Thorpe have agreed to assume responsibilities for the various pickleball duties to enable Tamara to focus on duties of President and Community Engagement coordinator
- Governance
  - The Annual Report, Constitution and Bylaw amendments have been submitted to the Societies Office.
- Mosaic Meeting
  - Tamara and Penny were invited to attend a meeting with Mosaic on March 14 regarding the property currently occupied by the bomber base and our hall.
  - Mosaic verbally advised that the SLCA and the hall will be integrated into any development plans.

- Mosaic indicated there will be community outreach regarding future development; Tamara advised they could use the hall for outreach meeting(s)
- Hawaii Mars
  - Tamara and past President Nancy Harvey attended the news conference in which it was announced that Hawaii Mars will be leaving us in the fall.
  - There was no news reported about the Philippine Mars.
  - Pat expressed concern that Board members would attend the event given the significance of the planes to the Albern Valley. This concern noted for the minutes.
- Association Documents:
  - Tamara has been reviewing all SLCA documents and is creating a President's binder for future transition
  - Recommends when motions are passed that the board also consider at that time whether the decision is suitable for a policy

**Treasurer's Report:** Reported by Tamara on behalf of Rene

- Financial report February 23, 2024 to March 31, 2024 distributed
- Bar renovation costs are starting to show with \$1,947 to March 31, 2024
- Court renovation costs \$9646 to March 31, 2024
- Additional invoices paid in early April for Bar and Courts will show in next statement
- Negotiations still underway with cleaning contractor regarding contract and garbage take away
- Operating cost increases vs annual revenue – bring forward for future agenda items
- Court insurance – bring forward for future agenda item

**Motion to accept financial report as distributed: John, Mike second - carried**

## Reports:

**Court Work and Hall Projects Update:** John

- Pickleball Courts and Outside
  - Posts plus top rail and gates complete
  - Finishing chain link fencing this Wednesday
  - Clean up day this coming Sunday; and looking for volunteers; firefighters coming to spray off courts. Agreement by board that volunteers should be fed and cost should be include in court project budget.
  - Clean up of grounds around the courts will occur when its drier.
- Bar
  - John responsible for construction side, Nancy responsible for appliance and fixture purchases
  - Construction is all complete except some trim and paint
  - Roller shutters ordered and should arrive this month
  - Construction side is underbudget so far for the bills received

- Dollies and Stage
  - 6 dollies complete, 1 remaining to do
  - There is a small amount of work remaining under the stage to make it easier for users
  - Until all work is complete John would prefer no one pull out the dollies as they might hurt themselves or damage the dollies
  - John will make himself available to help with this until work complete.
- Thank you to John Thorpe for overseeing and undertaking an incredible amount of work on all these projects
- Scaffolding
  - Tom Davenport, who is not member of the SLCA, provided the scaffolding for the court project and covered delivery costs

**Motion to provide a pickleball credit of \$250.00 in lieu of rental fee and delivery costs for the scaffolding: Mike, Barbara second – carried**
- Lock Box
  - Have been some issues with it working properly

**Motion to upgrade lock box for up to \$100.00: Sheri, Mike second - carried**

**Hall Business Update:** Nancy Harvey

- Freezer will be delivered Friday; fridge ordered, delivery date tbd
- One additional cabinet still to be ordered. Ideally it would have some locking capability for file storage
- Very successful rental on Saturday – child’s party. Event insurance was expensive.
- Nancy exploring less expensive options that could be recommended to potential renters
- Rental request for May 14<sup>th</sup> from ACRD for Active Transportation Network open house.

**Community Engagement Update:** Tamara Thorpe

- Social Committee
  - Inaugural meeting held April 4; 4 board members + 6 enthusiastic community members attended
  - There is interest in planning an event for this summer
  - Would need to be self funding; e.g. 50/50, concession

**Motion to proceed with planning for this event Tamara; Barbara second – 6 in favor; 1 opposed – carried**

  - Further discussion about delegating authority to the Social Committee for planning events without having to always come back to the board for approval of non-financial matters.
  - Committee would still provide periodic updates at board meetings

**Motion that once the board has endorsed an event, the Social Committee be given the authority to proceed with planning and making non-financial decisions. If a budget for an event is approved by the Board, the Social**

**Committee be given authority to make financial decisions within the approved budget. Sheri; Second Catherine – carried**

- Next Social Committee meeting is April 25<sup>th</sup>
  
- Pickleball
  - 83 members registered, 37 visitors
  - Pickleball Update was sent out on March 23.
  - Open Community Play was extended temporarily while outdoor court renovations underway
  - Lockbox installed for cash payments
  - Players have been notified about new security cameras to be installed
  - Added a lost and found bin
  - Restocked the fridge with water and Bubly.
  - David has taken over the pickleball@ email
  - New email for registrations – registrar@
  - Bulletin Boards donated; will be hung in the foyer
  
- Website
  - Thank you to Tamara for your ongoing development of the website
  - Additional 12 signups on the website since the last meeting, 239 total.
  
- AED Training
  - First session took place on March 28<sup>th</sup>; 19 in attendance
  - Included basic CPR as well as AED training
  - Very good feedback
  - In the process of arranging a second one
  - Thank you Penny for sponsoring

**ACRD Update: Penny Cote**

- AED training –
  - excellent session. Penny can support as many sessions as there is interest
  - Pickleball players will be given first 24 hours to register then registration will be opened up to broader community members
  
- Emergency Supply Services Kit - Will invite the ACRD manager to go over contents of the kit with board members in a situation where access to Port Alberni is cut off
  
- Broombusters is being organized for May; Penny provides financial support for lunch for volunteers
  
- BC Lake Stewardship Society education sessions: Barbara is interested in attending 1.5 day session depending on date and location; and David is interested in the 3 day event.
  
- Water testing – will need to set a date for this spring or early summer; recommend when the water will be a bit lower

- Active Transportation Network
  - Penny is getting lots of feedback from community members
  - ACRD open house May 14th
- Sproat lake weir
  - Somass River group has met (FN, DFO, Penny Cote, Community reps)
  - Letter to Catalyst to reinstall weir sent 2 weeks ago
  - Discussion re how low the lake is and almost no snow pack left
  - Community Association will send a letter to Penny asking that the weirs be put back in
- Hawaii Mars is going to BC Aviation Museum and bomber base land will return back to Mosaic
  - Community Hall is tied to Bomber land for water and septic
  - There will likely be more gas tax money for community projects; recommend association start preparing to apply for water; will need to put in the request to Mosaic - ? a well

#### Correspondence:

- Bob Cole - Letter attached to agenda
  - A thank you on behalf of the board will be sent by Tamara
- Gary Rutter - email correspondence
  - David will be primary contact regarding pickleball and has drafted a response
- Marilyn Oldfield – Letter attached to agenda

#### Old Business:

##### **Ground Maintenance**

- Done by Geo Monruffet for many years
- Requires mowing 3 times this season – one in spring, one in fall, and one before the wedding rental

##### **Placement of Security Cameras**

- Have purchased 8; they were on sale for same price as 4; not planning to mount 8 but will have some kept in reserve should a camera fail
- 3 will be placed outside; 1 in foyer
- John ran some wiring during the bar renovation in anticipation of the camera installation

##### **Board Committees**

- Pickleball Committee
  - Email Motion to Appoint David Brooks as Pickleball Director: Catherine; Second Mike – carried by email On March 27th**

**Motion to form a Pickleball Committee with David (Chair), John and Catherine appointed as committee members: Mike, Barbara second - carried**

- Committee will bring terms of reference back to next board meeting; the terms of reference will outline what needs to come back to Board for approval
- Governance Committee
  - Because David is taking over Pickleball, Tamara has agreed to chair the Governance Committee,
  - David will remain a member of the committee, as will Nancy
- Stewardship Committee
  - John, Catherine and Barbara are interested in sitting on the Stewardship Committee; Penny is interested
  - No board member has expressed interested in chairing the committee; there is a community member who has expressed interest
  - Agreed that John, Catherine, Barbara and Penny will meet to draft terms of reference to come back to the board

**Community Survey**

- Board Interest in doing a community survey this year
- Draft community survey will be created by the Governance Committee and brought back to the board for input/approval

**New Business:**

**Letter to Pickleball Community**

- reviewed by board
- Motion to send out letter to Pickleball community, both registered members and registered visitors: John, Mike second - carried**

**Code of Conduct - Catherine**

- Draft attached to agenda, but will be sent out again for review and feedback by next Monday
- If no significant changes or concern, will then go to a motion for approval by email

**Court and Hall Rentals**

- The Broombusters initiative is wishing to hold their volunteer lunch at the hall as they have done in past years
- Motion that the Board approves The Broombusters holding their current and future volunteer lunches at the hall, with the rental fee waived: Nancy, Second Mike - carried**

- Court rental also necessitates the use of the hall to access bathrooms, which precludes the hall being used or rented at the same time
- Motion that the rental fee for the courts must be concurrent with the rental of the hall and event insurance is required:**

- Up to 4 hours: \$125 for court rental + \$125 for hall rental (excluding bar and kitchen) = \$250 + event insurance
- Cost for full day: \$250 for court rental + \$250 for hall rental (excluding bar and kitchen) = \$500 + event insurance

**Nancy, Mike second – carried**

#### **Court Signage**

- New Pickleball Committee will work on signage for the courts including QR code to allow people to register and sign waiver

**Next meeting:** May 6, 2024

**Adjourned:** 9:15pm

**tlthorpe51@gmail.com**

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**From:** bobcole@shaw.ca  
**Sent:** March 22, 2024 3:47 PM  
**To:** tlthorpe51@gmail.com  
**Subject:** Hall Bench  
**Attachments:** SLCA bench history, 2024.docx

Hi Tamara,

I sent John a picture of the bench in place.

I am hoping to have a sign post installed next to it with a metal sign attached that reads something like the attached.

There is a Historical sign at the corner of Roger and Victoria Quay regarding the Millstone and I think it should look similar.

What say you??

Cheers,

Bob

P.S. It would be nice to offer some Pickleball credits to Lorne Jamieson, the welder and welding truck. My daughter and son in law only need a Thank You from the Community Association.



Gary Rutter,  
10773 Lakeshore Rd,  
Port Alberni B.C., V9Y 8Z8  
Ph 250-720-5885, Email grutter1@telus.net

March 23<sup>rd</sup>, 2024

To Sproat Lake Community Association,  
All Board Members

I have written the attached letter in order to provide everyone with information regarding the impact of the current regulations on use of the pickleball courts at the community hall, specifically the intention to charge non residents of Sproat lake for use of the outdoor courts in the summer.

In addition to my comments in the attached letter here's a few additional points to consider:

The SLCA may not be in the public domain, being a private association, but the outdoor courts have primarily been funded by provincial gas tax money in the amount of a \$90,000.00 grant, and by a significant amount of volunteer time, of which I myself was a significant contributor.

I do understand that there is a desire to collect funds for additional improvements to the community hall, but to target one group (pickleball) so heavily financially does not make sense to me, pickleball alone has already provided \$4500 in income to the community hall just this past season.

I would like to discuss this further with the SLCA board. Unfortunately I will be away in April and in May when the next 2 meetings will be held, so I would ask that you contact me at your convenience for further clarification, and I also have other information and ideas regarding the outdoor courts.

Gary Rutter.

NB - March 31<sup>st</sup> to April 19<sup>th</sup> I will be out of country, at 623-272-3132, or e-mail me a time and I will contact you.

To Whom it may concern

I'm writing this letter in regards to an inequity around the new rules and regulations for pickleball at the Sproat Lake Community Hall.

You may believe that the rules are equal for all level of players, but this is not the case. There is a negative impact primarily to the advanced players at the lake as a result of these rules.

There are not enough players at an advanced level at Sproat Lake for us to be able to play only amongst ourselves. We therefore require additional players from outside of the lake area to play with us.

The problem is the cost to play on the outdoor courts in the summer season. At \$5 per session, anyone playing 2 to 3 times a week will be paying \$250 to \$300 or more in a season. Several of our regular players are couples - this adds up to \$500+ per season for them.

People have already stated that they are not going to pay this amount of money to play here.

Without outside advanced players, the local advanced players will not have enough people to play.

This effectively means as a result of the new rules advanced players are not able to play at the lake.

In Regards to charging for outdoor court usage, its worthwhile to compare to other venues;

OPC club in parksville has several (6?) new courts and they charge a \$20 annual fee for members. Comox valley club charge \$15 for members and Port Alberni club charge \$25.

None of these clubs charge for outdoor play, only indoor play. In comparison, the \$5 charge for outdoor play at Sproat lake would cost players in the \$200 to \$300 range to play 2-3 times a week.

There is an "Open Play" at Sproat lake almost every day of the week in which there is "no charge" for people from outside the lake area. This "Open Play" realistically only supports beginners and intermediate players, which means beginners and intermediates can play several times a week at no charge, but not advanced players

To understand this statement some detailed explanation is required in regards to the different levels of play in pickleball and their interaction. Specifically; - Why advanced players playing with lower level players doesn't work:

Lower level players tend to play a game of chance, higher level players tend to play a game of strategy.

Low / intermediate level players like to play with high level players BUT:

Low/intermediate players will seldom hit the ball to a high level opponent, hitting to the low level player is the way to win.

As a result the high level player gets very little play time.

Some low level players tend to be unhappy when advanced players play aggressively (poaching, smashes, body shots, etc). This is an integral part of advanced play but low level players often consider this poor sport.

Mixing intermediate (chance) play with advanced (strategy) play, brings the level down to chance play level - not up.

Intermediate players will say they have the ability to beat an advanced player at any time.

This can be true because it becomes a game of chance, not strategy. It doesn't mean that the intermediate players are playing at an advanced level, a fact which many intermediate players don't recognize.

Playing with intermediate players simply doesn't give advanced players an opportunity to play a proper game.

An important consideration of this regulation is that it is creating a negative atmosphere around pickleball, with the potential for serious conflict between pickleball groups, and also between the pickle ball community and the SLCA board.

I assume the SLCA is not a business trying to make a profit. Funding for maintenance of courts should be all that is necessary, the cost to operate the outdoor courts is minimal.

This is a non profit association, and the money spent to date for pickleball courts was provided largely by provincial grant money, and much of the work was done by volunteers.

Funds collected in taxes and spent by the SLCA are for the benefit of the community. Trying to recoup these costs by heavily targeting pickleball doesn't seem to make sense, even if you need additional funds for new projects,

I'm sure the SLCA have no desire to create an environment in which there is a great amount of conflict, between the board and the pickleball players, and amongst the players themselves. This particular regulation will do exactly that if it is left as.

To be clear I understand and agree with most of the new rules, it is only the issue of charging for outdoor play which I have concerns over.

Gary Rutter

#### FURTHER EMAIL RECEIVED ON THE MATTER DATED MARCH 24TH

Tamara, please note that I asked that you alternately forward my email to all pickleball players, rather than sending me the contact info.

I'll ask again - please forward my email to all your pickleball members of Sproat Lake.

Your pickleball update email has a request to all advanced players to reach out to you if they have concerns. A large number of advanced players are not back from down south yet, or only live here during the summer months, and have not yet registered. I find your request rather vague and don't expect that you will get much response. If you expect to send a note like this and say you did your bit to address

the concerns of advanced players in response to my letter I find it totally inadequate and unacceptable. The principle issue of my letter, charging \$5 for outdoor play is in the interest of ALL pickleball players, AND all residents of the lake, not just advanced pickleball players.

I DO NOT WANT THE ISSUE WHICH I BROUGHT FORWARD TO YOU, SPECIFICALLY - CHARGING \$5 FOR NON RESIDENTS OF SPROAT LAKE - ADDED TO THE SLCA MEETING AGENDA TO BE VOTED ON AND RUSHED THROUGH IN ANY WAY. THIS IS TOO IMPORTANT AN ISSUE FOR A SNAP DECISION, I am finding that everyone I have spoken with so far (both picklers and non-picklers) is interested in this subject and only one person so far, our ACRD director Penny Cote is totally for the \$5 charge.

By the way, I do like your idea of a pickleball update email, thank you for that.

Gary.

**From:** Marilyn & Tom Oldfield <mold2@telus.net>  
**Sent:** March 26, 2024 11:19 AM  
**To:** pickleball@sproatlakecommunityassociation.com  
**Subject:** Re: PB Fees

Hi Tamara,

Just catching up on all the new changes to our Community PB as we spend the winter in Az. Have signed up and excited to begin playing again at home come May 1 st. And a big thank you for taking it all on!

You have invited us to comment here on the new fee structure.

As a player who plays more advanced PB, in order to advance our play and enjoy the game while at the Lake, we need to play with others with the same skill levels or better. I already drive to Parksville and Nanaimo to play more advanced players and really do not want to increase those travel days.

I feel a charge of \$5.00 for an inside court is justified as we have more costs associated with indoor play. However, to charge \$5.00 for our outdoor courts each time they play I feel is a little excessive. Many of these players are our tournament partners, whom we practice with exclusively in order to be competitive for B.C. tourneys. As well, many of these players are the reason we can advance our play, and without them this will not happen.

Perhaps we could discuss some options making it a little less cost prohibited, and still ensure the fees from all players cover the maintenance of maintaining the courts.

We have great community support from all the PB players, both residents and non- residents, evidenced by participation anytime we ask for tasks to be completed. I would love to see that continue in the years to come.

Respectfully yours,

Marilyn Oldfield