Sproat Lake Community Association

Board of Directors Meeting Minutes

September 14, 2026 – 7:00 p.m.

Attendance: David, John, Rene, Ian, MIke, Sarah, Tamara (via phone for part of the meeting)
Regrets: Barb, Nancy

1. Call to Order

The meeting was called to order at approximately 7:01 p.m.

2. Approval of Agenda

The agenda was reviewed with no additions or changes.

Motion: To adopt the agenda as presented - John Second: Rene
Carried.

3. Approval of Previous Minutes

The minutes of the June 1, 2026 meeting were discussed - Ian Second: Rene

Carried

4. Executive Report

An update was provided regarding the pump required for the new well system. A pump equivalent to the one quoted by McLean Higgins at approximately $3,200 was supplied to the Association for $1,000 by David. The pump was tested by McLean Higgins, confirmed suitable, installed, and is functioning properly.

The Board acknowledged the related-party nature of the transaction and noted the savings to the Association.

5. Treasurer's Report

The Treasurer reported on Association finances for the period March 1 to September 13, 2026.

Approximately **$56,000 in income** was received during the period, including:

- $20,000 well grant

- $11,900 property tax funding
- $1,200 annual fees from dragon boat/canoe users
- $1,687 from the swap meet
- Approximately $2,300 in indoor pickleball revenue
- Approximately $8,000 from outdoor pickleball
- Tournament activities $2,600
- Approximately $1,613 net from the 50/50 raffle, subject to final reconciliation

The 50/50 winner, Dave Ness, received approximately $1,820 and donated $500 of his winnings back to the Association. A written acknowledgment of the donation will be obtained. The Board agreed that a thank-you card and small gift should be provided.

Expenses discussed included hall maintenance and cleaning, the roof project, propane, water testing and the well project. Approximately **$19,637** had been spent on the well project to date.

The Association currently has approximately **$29,500 in the bank and $48,000 in redeemable GICs**, for approximately $78,000 in available funds.

Motion: To accept the Treasurer's Report - Mike Second - Ian
Carried.

6. Social and Stewardship Committees

Ashley and Danielle expressed interest in becoming involved with the Social Committee and potentially the Stewardship Committee.

The Board discussed encouraging additional community activities and events, including opportunities involving children and families.

It was clarified that individuals do not need to be Directors to participate on committees. Potential volunteers may therefore begin assisting with committee and hall-related work prior to the next AGM.

7. Pickleball Committee

A meeting was held with pickleball members. The group approved an increase in seasonal membership fees:

- SLCA members: **$40 to $45**
- Non-members: **$45 to $50**

The increase is intended to help offset rising cleaning, hall-use and administrative expenses.

Pickle Planner

The Board discussed expanding the use of Pickle Planner to simplify registration and administration. The current system requires significant manual work and relies on numerous website forms and automations.

The proposed Pickle Planner features would allow registrations, waivers, codes of conduct and seasonal memberships to be handled more efficiently. SLCA member residency verification would continue to require manual approval.

Motion: To authorize spending of up to **$1,500 annually** for Pickle Planner services - David
Second - Mike
Carried.

The Association's insurance representative has also requested revisions to the pickleball waiver. The updated waiver will be incorporated into Pickle Planner and participants will be required to sign it before using the system.

The existing court lock system will remain in place for now. A suitable push-button replacement lock may be considered.

8. Hall Rentals

A renter cancelled an upcoming hall booking within the 30-day cancellation period. Under the current policy, the rental payment is normally non-refundable. The renter requested that the payment instead be held as a credit toward a future rental. The security deposit will be returned, subject to confirmation of the amount.

Upcoming rentals include:

- **September 27:** Hall rental from 11:00 a.m.–2:00 p.m.
- **October 4:** Hall/kitchen rental from approximately 3:00–6:30 p.m.

Website inquiries regarding hall rentals are now being copied to an additional recipient to ensure inquiries are not missed.

9. Hall and Property Report

Well and Water Quality

The new well has been connected to the building.

Water testing showed elevated iron and lead levels, with lead slightly above the acceptable limit. "Do Not Drink the Water" signage has been posted while treatment options are investigated.

Quotes are being obtained for a water-treatment system. One estimate was approximately $2,500 for materials plus approximately $500 for installation. Additional grant funding may be available to offset the cost.

Motion: To authorize spending of up to **$3,500 for water purification/treatment**, less any grant funding or other savings obtained - David Second - Ian
Carried.

Safety and Alarm System

A propane/carbon monoxide detector has been installed in the room containing the on-demand hot-water equipment.

A smoke detector linked to the alarm system has also been installed. Due to difficulties with TELUS, the Association has changed alarm service providers.

A lock was installed on the rear storage room to prevent children from accessing cleaning products and other materials.

New single-fold paper towel dispensers have been installed in the washrooms as a more economical alternative to paper towel rolls.

Childcare/School Board Area

The childcare area is currently in use. A protective fence/barrier has been installed to provide separation between the children and vehicle traffic.

An invoice of approximately **$3,600** remains to be prepared for the School Board.

Additional finishing work includes a new fire door and emergency lighting at the top of the stairs.

Septic System

A quote will be obtained for a potential new septic field to provide the Board with an estimate of future costs.

Grounds

A small garden/fenced area around the wellhead is being considered in memory of Linda and Marilyn.

The lower portion of the hall has also received two coats of paint.

10. All-Candidates Meeting

The Board discussed the upcoming ACRD election and a request for an individual candidate to address the Board.

The Board agreed that the Association should remain neutral and should not endorse individual candidates in its capacity as a community association. Directors remain free to support candidates personally, provided they do not represent that support as an endorsement by the Board.

Rather than invite a single candidate, the Board agreed to attempt to organize an **all-candidates meeting** and invite all candidates to participate.

The preferred timing is an evening during the final week of September, with **September 29 or 30** discussed as possible dates, subject to candidate availability.

The proposed format includes:

- Approximately five minutes of introductory remarks per candidate
- A moderated public question-and-answer period
- Questions asked from a designated microphone/podium
- Reasonable limits on questions and responses to ensure fairness
- Maximum hall capacity of approximately 150 people, including organizers

The meeting will be promoted through the SLCA website and Facebook once the date and format are confirmed.

Action: Contact all candidates to coordinate availability and confirm a date. David to organize

Action: Once confirmed, provide the date, time and meeting format for publication on the website and Facebook.

11. Next Meeting

The next regular Board meeting is scheduled for:

Monday, October 5, 2026

12. Adjournment

The meeting concluded at approximately **7:55 p.m.**