

President's Report 2012

Well, 2012 was another year with lots happening at the Park so I will do my best to summarize the highlights.

The year started off with a good turnout at our April AGM and support for the proposed Maintenance and Special Assessment budgets. Work proceeded in the spring on the pool area with the installation of the new Allen block garden around the curly willow tree, installation of a new metal gazebo, repair and upgrading of our existing gazebo, completion of the soffit sheeting and lights under the front of the club house, addition of solar lights at the main gate, and at the end of the summer, installation of a new fence in front of the pool. Both our 2012 Maintenance and Special Assessment costs came in slightly under budget.

In 2012 we had three visits from the BC Safety Authority Gas and Electrical Inspectors and in November they issued a "Certificate of Electrical and Gas Inspection" detailing the non-compliance issues in the Park. In December I sent out a note to update the Owners on the gas and electrical issues and to also clarify who is responsible for corrective action (ie. Park vs Owner). There were 83 propane gas code infractions on 34 sites. In January 2013 we also received a letter from the Township of Osoyoos stating that they are reviewing their bylaws with regards to building permits at RV Parks and effective immediately all permits must be obtained from the BC Safety Authority. Based on my discussions with the BC Safety Authority Inspectors it is clear that we should expect further inspections and we need to ensure both the common Park facilities and each RV site is code compliant. I will also be updating and presenting changes to our Park's rules at the AGM. These changes will help ensure an owner is code compliant for site changes and alterations.

In October, our tenants gave notice that they would be leaving in November. As you may recall it was challenging to find a new tenant last year so we were very happy when Ray Tellier expressed interest in the suite. Considering Ray's many years of dedication and volunteer hours to the Park all the Director's agreed that the suite should be offered to him at a reduced rate of \$700 per month. Ray moved into the suite in December and is extremely pleased with it.

You may have heard or read in the Osoyoos Times (Aug & Sept Issues) that Solana Bay resident Doug Irwin wants the sludge and water quality problems in the bay addressed. He has met with the Osoyoos Town Council to obtain their support even though the bay is under provincial jurisdiction. The next step is to establish a Solana Bay Restoration Initiative Association with the property owners on Solana Bay. This association would then be able to represent the owner's interest with the appropriate provincial agencies. I have invited Doug to make a presentation at our April AGM.

Over the last few years we have made substantial improvements to the beach pathway, front gate/entrance, a number of gardens, and the pool area. Looking to 2013 improvement projects I believe we need to allocate the Special Assessment funds to purchasing pool furniture (approx \$3500), electrical infrastructure code compliance costs (approx \$7300), and dock improvement assessment/study and permit (approx \$3000). All of these will be detailed, discussed, and voted on at the April AGM.

Up until this year your site electrical power meter was read and billed twice a year. To reduce some administrative burden we have decided to only read and bill once a year (in March).

A few quick rule reminders. Emergency vehicles access on our Park roadways is a code requirement, therefore please ensure unattended vehicles are not blocking or impeding access. Also, our rules require an owner to submit to the Directors an "Alternations or Additions to Site" form when they are planning changes. One of the major reasons for this is to help ensure all code, Park rules, and neighbour concerns are covered off prior to the work starting.

And of course, a huge thank-you to all our volunteers as we continue to rely on them for social events, recycling, park clean up, gardening, improvement projects, etc. Special thanks to Linda Bardal for setting up the Paradise Park Facebook, and to Nigel Terrett for investigating improvement options to our wireless network .

As most of you know Cy and Ruth Bailey have moved out of the Park after many, many years here. We wish them all the best in their new home.

Hope to see you at the AGM. Looking forward to enjoying another great summer in Paradise!

Respectfully submitted
Randy North