

Caravans West 2019 Elections

All Candidates Bios



Hello to my fellow Co-Owners,

My name is Krista Barker and I along with my husband Len are proud to call Caravans home. It is hard to believe that we have owned our little piece of Caravans for 20 years and that we have been full time now for 11.

Our Son Colton was the resident grandchild as he was quite often the only kid in the park. This has proved invaluable as he is now an adult with the ability to converse with anyone. He was part of many fire side chats that were sparked by sports, politics and just plain old BS.

I was first elected to the Board back in 2014 as I believed then and still do today, that a younger demographic needs representation around the Board table. Although I may not be as young as I once was, I still feel connected to the families within the park. Just because they cannot commit the time to volunteer, doesn't mean they shouldn't have a voice.

My first year I served as a Director then the next 3 years as Treasurer, last year as Vice President and over this past year, I have sat as the President.

I keep saying that we are going through transitions and are facing challenges and I guess that will always be the case. The minute we think we figured something out, the rug gets pulled out from under us and we start the process all over again.

We as a community are going to be faced with some critical decisions in the coming years and as such, we need to ensure that we have a Board that is committed to the "Big Picture"

My primary focus over the years has been the planning for our future, and, how we can ensure we do not have another big cash call like we experienced with the electrical. We need to be putting funds aside now to prepare for the future.

I believe that we are heading in the right direction and want to continue to be part of the process.

As a local realtor over the past 10 years, I have read many minutes and depreciation reports from other developments. As we are an Undivided Interest, we need to be using tools like the Strata Act, as a guideline when planning for our future. Unfortunately, the BC Society Act which we are governed by, really doesn't provide much guidance when it comes to the financial side of life.

I try to stay informed on topics within the CSRD, as we are a neighborhood, within a community within the regional district. We must know what is going on outside of our gates in order to be effective.

There are people among us that believe that they know how to do things better, yet we have a hard time getting people to get involved. It is pretty easy to rule from the sidelines when you don't have any skin in the game.

The Board, ever since takeover, have only tried to do what is best for all and usually have had limited resources. Remember, we are co-owners like you, who happen to donate a lot of time to protect our investment. We are all in this together.

I would be honored to serve another term as a member of the board and thank you in advance for your support. As I keep stating "I want to be part of the solution, not part of the problem" and that we may not always agree, however, we all deserve the mutual respect as fellow owners in Caravans West.

Sincerely,

Krista Barker

Joanne Brown

Lot 198

My husband Eric and I bought in Caravans in 2013. We were holiday users until 2015 when I retired and we decided to spend more time here. We made the decision to move here permanently in 2018. We are not "snowbirds" so are around for the majority of the year.

Being elected to the board in 2017 was indeed an eye opener. There are many rewarding experiences such as meeting the incredible Co-Owners and working with our great staff. There are definitely some unpleasant times where one wonders why do this, but they are outweighed by the support we get from the majority of people.

In the past 2 years, I have gained insight into the workings of the park and what does and does not work. As the current treasurer, I have been involved with the office staff and helping Margaret, Fiona and Ellen as needed. I see some challenges we need to address, but also see the upside to things already done.

Caravans is 382 voices with differing wants, needs, ideas, and personalities with past history in the park and new histories to be made. I have decided to re-run for the board of Caravans West as I would like to do my part keeping this park as inviting as it was for us when we first came here. It is easy to be critical until you walk in another person's shoes. If you re-elect me, I will do what I can to keep this the great park everyone loves to be at.



Hi. I am Gloria McNabb on Site 67. I'm running to serve as a Director on the Board.

I have lived in the Park since 2004, and served on the Board of Directors for a total of 12 years after which I decided it was time to step down and welcome new people with new ideas to serve on the Board. Our Board of Directors have spent countless hours of their time ensuring our Park retains its value, and they have made many positive and necessary changes to keep it that way. Our Park has seen considerable changes in the last few years. The demographics are changing on a yearly basis with many new young welcome families buying into the Park to enjoy this little piece of paradise.

Each year the Board is faced with preparing a budget to cover the ever rising costs of running this Park, while trying to keep our dues as low as possible, and still tend to the ageing infrastructure within these gates. I believe I have a fair bit of experience to bring to the table.

I am currently a member of the Rules Committee as it's obvious some of our rules are outdated, unclear, and appear to be a constant issue with some. We are hoping to make it easier for Co-owners to understand the rules and to understand why we need rules. We have to keep this a safe, healthy environment to live in and to vacation in.

I bring experience to the Board and have a vast knowledge of the history of this Park. I will take a proactive approach to any suggestions, ideas, and/or concerns Co-owners may have. Communicating with Co-owners is very important and necessary.

I love this Park, I love living here, and I am determined to keep it as precious as it is, to keep our property values up while not "breaking the bank", and to help it live up to the reputation that have so many flocking to buy in here.

Thank you for your consideration.



Kenton Price-Herweier

I have been a part of the Caravan's West community for over 18 years - first coming here with my parents and brothers, and now as a co-owner (Lot 91). I am passionate about this community and I want to see it continue to be an amazing place to live well into the future.

Since July of this year, I have been on the board, filling a vacancy left by an outgoing member. In this time I have seen great things coming from the board and have had my eyes opened to just how much effort some board members put into their responsibilities and position on the board. However, we still have many areas for improvement. Communication, transparency, debate - we lack in all these areas but we have the tenacity to get what needs to be done, done!

We need open debate, concise and consistent flow of accurate information, and effective leadership to take our community forward. This can only be accomplished through engagement, discussions, and operations focused on transparency.

My background is extensive. I am a business owner, I have served for many years on non-profit boards, and I am a specialist in business transformation, operational excellence, and community engagement.

I will engage more people in this community and bridge the expanding gap between the co-owners and the board representing them. I will bring continuity to the board.

I will also bring open and honest discussion to this community. Regardless of the topic I am not afraid to spark debate - I welcome and engage it. Whether we see eye to eye or disagree, together we will find a solution to best serve our community.

I want to be part of a board that is able to recognize everyone's' contribution and bring fresh ideas to the table and I want to ensure that we all continue to benefit from the great amenities and community spirit - everything that makes this such a wonderful place to live - for years to come.

Kenton Price-Herweier, Lot #91

Tayler Rheinboldt # 370 Caravans West

I am new to Caravans West and plan to reside with my wife through the winter season as well in the summer months. I have extensive experience in many areas and feel I would be of practical and beneficial help serving on the board of directors for Caravans West.

Experience: 28 years petroleum engineering consulting

15 years owning and operating two resorts

12 years owning and operating dog boarding kennel and pet crematorium



Mel Sedgwick August 2019

My background is Finance and Operations. I have served two terms on the board. Our park is an all season park with one season price. There are 300 owners that pay more than their fair share. We are very fortunate to have 382 Owners. We have to get away from the current thinking of raising funds. We must justify increases with cost savings. Our fees have increased 21.5% over the last 10 years. When you consider the impact of the electrical charge now being paid by the Owners the increase would go to 36.4%. We have to show more transparency when requesting funds. When budgets are prepared and additional infrastructure is requested cost savings have to be hi-lighted. An example here would be Underground Sprinklers a cost savings here in reduction of staff or better utilization of staff has to be shown. If we are replacing an existing asset we would show an analysis on its life span. An example of this would be the paving where an amount of \$30,000 was entered into the budget without a quotation. The quotation came in twice this amount so now your board is scrambling trying to find funds. Our whole budgeting process has to be reviewed. Instead of the board preparing the budget this should be done by our operations and accounting staff. A start was made at this last year with the hiring of our Park Manager. A Zero based budget should be established this means instead of adding a % to the current years expenses for the future years budget you start with a Zero \$ amount. This means that every account has to be justified by the operations or accounting. Tracking of expenses by account would have to be provided. An example would be no. of garbage bins estimated at blank \$. We also have to provide Reserve Funds for future expenses this would include painting of buildings, replacement of hot tubs etc. The current Executive wants to keep increasing the Contingency Fund thus this fund has grown to \$400,000. We also have \$153K in budget surpluses. Based on a seminar that was provided on Board fundamentals by Vantage Point it was recommended that individuals that run for the board should run for positions based on their qualifications. Currently the board members elect their own executive. Also recommended that the election of officers be held 30 days prior to the annual AGM. This would mean that the AGM be moved to July 1st and election of board members would be done at the May long weekend.

We love the park and have made many friends participating in park activities. I have volunteered for Social activities as we live in the park from May-Sept.

I will encourage all owners to get involved in activities even if it is just attending suppers and happy hours. We're always looking for new faces at our weekly Golf, aqua size, line dancing, sewing and pickle ball. The senior games have always been a success.

I would like to see a continuation of events for Teens and encourage the parents and Grandparents to get involved.

I have always had an open door policy encouraging individuals to bring forward new ideas. I fully supported a Manager with all staff reporting to this position. We have sufficient staffing and we should not require Owners to participate in grounds maintenance, however if they choose too that would be coordinated through the Park Manager.

We have a lot of expertise in the park and I would hope that we could draw on this as different committees are required going forward. Examples of this would be Security, Building integrity, electrical, water treatment and sewer treatment.

My door is always open so if you have a concern that the board should address please contact myself or forward your concern to the board.

Thank You,

Mel Sedgwick site 338