

Crystal Bay Sunset Hamlet Board Meeting Minutes

Date: August 23, 2026

Time: 3:00 p.m.

Location: Sellers Cabin

Present: Norm Perret, Mike Garland and Rod Sellers

1. Call to Order

The meeting was called to order at 3:05 p.m.

2. Playground Project

The Board discussed the invoice for the playground deposit. Clarification is required regarding:

- Freight charges;
- The change fee;
- Shipping and the confirmed shipping date; and
- The shipment weight and container dimensions.

The Playground Committee will be consulted, and the Board will decide on the 50% down payment as soon as possible.

Ground preparation began in July, and additional work will be completed as needed.

3. FireSmart Assessment

The FireSmart Assessment is available online. It primarily addresses cabin and yard conditions, including siding materials, trees, grass and other vegetation near cabins.

The assessment also identified deadfall and dead branches in the public beach areas. The Board has begun addressing these concerns.

4. Brush and Deadfall Removal

Jerm's Tree Cutting was contracted by the RM to complete brush and deadfall removal for the Hamlet at a cost of \$4,000.

The Board agreed that the work was generally satisfactory. Deadfall removal was completed well, with only a few small pieces remaining. Several dead trees still require removal.

The Board will consider including approximately \$5,000 in the 2027 budget to remove dead lower branches from spruce trees, as recommended, and to address other areas of concern.

5. Speed Bumps and Road Maintenance

Mike has arranged for the speed bumps to be removed during the week immediately following the September long weekend. The Board will remove the related signs shortly afterward.

Road grading may be considered at that time, particularly on the entrance roads.

6. Boat Launch

Norm requested that Mitchell's install one additional concrete pad at the south end of the existing pads. This is intended to improve the approach to the boat launch, which continues to be eroded by wave action.

The Board hopes the work will be completed in the fall.

7. Lake Water Level

The lake level has recently dropped. Rod will take a water-level measurement the following week.

8. Cenovus Energy Meeting

Mike attended a meeting with Cenovus Energy regarding proposed drilling permits near Turtle Lake. An oilfield geologist with approximately 40 years of experience also attended and asked technical questions about the project.

The project appeared to be well planned, and assurances were provided that negative impacts are not anticipated. The nearest proposed drilling activity will be an observation well, rather than a production well, located approximately 750 metres from the west shoreline. The well will monitor for potential issues.

The Hamlet representatives clearly communicated the community's concerns regarding the proposed development.

9. Adjournment

The meeting was adjourned at 3:45 p.m.