

WATPI Town Hall Meeting

Minutes

Saturday, June 20, 2026

1. Attendance

Board Members: Bryan Cooke, Tim Hogenbirk, Doug Holt, Gerry Mulder, John Muxworthy, Bert van Gent

Ex-Officio: Tom DeHaan (Executive Director), Bruce Tetford (Park Manager)

Regrets: Ron Lambert, Floyd Steenburgh

2. Opening

The meeting opened with prayer. Bert introduced all WATPI board members and thanked the volunteers who help keep Wesley Acres operational.

3. 2025 Financial Statements

See attached: Wesley Acres Trailer Park Financial Statements — Dec 31, 2025

- Total Operating Income: \$1,314,552.27
- Total Operating Expenses: \$1,293,358.09
- Donation to WAI: \$40,000.00
- Operating Profit: \$21,194.18 — to be applied toward 2026 projects

4. 2026 Budget Overview

See attached: Wesley Acres Trailer Park Budget — Dec 31, 2026

- Anticipated Total Operating Income: \$1,340,017.04
- Anticipated Total Operating Expenses: \$1,337,688.54
- If a profit is realized, WATPI will review how it can be utilized, including a possible donation to WAI.
- Nine special projects have been identified for 2026 totalling \$174,000 (see Section 5 below).

5. Infrastructure Updates

Project	Budget	Notes
Survey Completion	\$20,000	Complete final aspects of lot lease survey
Tree Removal	\$30,000	Trailer park portion of tree removal and stump grinding
Waterline Replacement	\$50,000	Lower flats area — fall project
Security (WATPI portion)	\$25,000	Shared cost with WAI to hire security firm
Speed Electronic Signs	\$3,500	
Tree Planting	\$5,000	
Electrical Infrastructure	\$10,000	Review of system, working with Hydro to rebalance, Hydro poles
Casement Lane Drainage	\$1,000	French drain — to be completed when waterlines installed
Hydro Meters	\$30,000	Available as part of upgrades; install as required
TOTAL	\$174,000	

6. Extended Lot Lease Season

The current policy allows lot lease holders to extend their seasonal trailer use for April, November, and December at \$200/month or any part thereof. This spring, WATPI formed a committee to assess the feasibility of allowing seasonal trailers to be used for up to 50 weeks per year. Current PEC bylaws require a seasonal trailer to be vacated for a period of time, though the required duration is not specified.

Factors Reviewed

- Residential Tenancy Act implications
- Zoning Bylaw implications
- Cost of leasing beyond the standard May 1 – October 31 season
- How long should the extended season be: 50 weeks vs. 40 weeks
- Tax implications
- Infrastructure impacts: year-round water, sewer, and electricity
- Trailer construction criteria (3-season trailers not adequately insulated for winter use)
- Snow plowing
- Impact on year-round road use
- Emergency response implications
- Staffing implications
- Winterizing implications

Decision

After thorough review, WATPI decided not to pursue a change at this time. The existing April, November, and December extension remains available at \$200/month. Future infrastructure upgrades will accommodate a possible longer extended season.

7. Fair Market Value Report

See separate attached document: Wesley Acres Trailer Park Inc. — Estimate of Annual Market Rent (High Rock Appraisers, 2025). Full methodology, comparable properties, and appraised rent ranges are detailed there.

WATPI's Rate Decision

WATPI decided to increase lot lease rates by 2% from the 2025 rate for 2026, with subsequent annual increases of 4.5% (based on the 2025 rate) for 2027–2030. Sample rates for a 2,400 sq ft lot (excludes dock, A/C, extra fridge, golf cart, spider spray, winterizing, etc.):

Lot Type	2026	2027	2028	2029	2030
Interior (2,400 sq ft)	\$3,672	\$3,834	\$3,996	\$4,158	\$4,320
Waterview (2,400 sq ft)	\$4,559	\$4,761	\$4,962	\$5,162	\$5,364

Head Lease Rate

Following review of the appraiser's recommended rate of \$350,000, WATPI and WAI agreed to maintain the current Head Lease rate of \$375,000.

8. Question & Answer

Facilitated by: Bert van Gent

Q: Will installation of new waterlines be below frost line?

A: Yes.

Q: Will speed signs be installed this summer?

A: Yes.

Q: Why is there a discrepancy between the 2025 tree removal amount and the 2026 budget?

A: Some work was not completed in 2025 and has been carried over to 2026.

Q: How many stumps were removed?

A: 237.

Q: What is the Casement Lane drainage?

A: A French drain to be installed alongside the new waterlines.

Q: Are all trailer lot leases current?

A: Yes — all delinquent leases have been addressed.

Q: How would infrastructure deficiencies be reported?

A: Contact the park office.

Q: Can WATPI provide more notice when water is turned off?

A: WATPI will try, but some shutoffs are emergency situations.

Q: Was volunteerism considered as part of the FMV appraisal?

A: No — the appraisal is for property value; volunteerism was not a factor.

Q: Several new trees are still sitting in water — will they be planted?

A: They will be planted as soon as possible.

Q: What is the status of the emergency response plan?

A: It is being reviewed and staff training is being implemented.

Q: Can staff be hired to manage rules enforcement?

A: A security firm has been hired for the summer.

Q: Is there enough electrical capacity to handle increased requests?

A: No, but WATPI is working with Ontario Hydro to rebalance the electrical system.

Q: Is there anything that can be done around lot lease rates to attract younger families?

A: This is something the board can review.

Q: Can rates be lowered for family camp to allow more younger families to attend?

A: WATPI will pass this feedback to WAI, as WAI manages the camping sites.

Q: Why were more Christian camps not included in the FMV appraisal?

A: WATPI specifically asked the appraiser to include Christian camps, and they did.

9. Closing Remarks

Bert van Gent and Bruce Tetford thanked everyone for their hard work and highlighted a number of volunteers who have gone above and beyond. Mike D., on behalf of WAI, thanked the WATPI board for everything they do to make Wesley Acres thrive.