**HEMLOCK VALLEY HOMEOWNERS ASSOCIATION
P.O. Box 3363 Mission B.C. V2V 4J5**

**ANNUAL GENERAL MEETING**

**Saturday March 27th, 2010**

**Hemlock Valley Resort Ski Lodge, B.C.**

Call to order 7:15 pm

A rough head count – approximately 49 attendees + 10 executive, (35 voting members)

***Executive and Directors Present:***

Loch McJannett, President Felicity Matthews

Bruce Downing, Secretary Nancy Evans
Brian Murphy, Past President Carrie Murphy
Therese Grzesiok, Treasurer Val Mazur

 Rob Weiss

 Marty McKinney

***Guests:***

Wendy Bales (district representative), Marty McKinney (Fire Department), Stewart Green (Ski Club)

President Loch McJannett welcomed everyone to the AGM and introduced executive and directors.

Motion to adopt minutes from last AGM

 Moved by Marty McKinney

 Seconded by Felicity Matthews

 Passed, (opposed – none)

Loch then addressed the goal of the meeting. The goal of the meeting is to bring people up to date and get more information from the people who have the facts.

Loch presented his report.

Loch paid special thanks to:

* the membership for their interest and support,
* the advertisers for their support on the HVHA website
* the resort for their continued support
* Wendy Bales her support and as a guest to the AGM and
* the executive for their many hours of volunteer work which was in excess of 1000 hours. There was one meeting per month with 6-7 executive and directors in attendance.

Loch mentioned that because of last year’s resolution the HVHA were able to send out the AGM notice and minutes via email.

Loch brought for discussion the advocacy issues regarding Hemlock which occupied a lot of the executive time:

* new and past zoning bylaws which has a direct bearing on subdivisions within Hemlock, and
* the OCP (official community plan).

Links to these issues include the HVHA website and FVRD

As these issues become stronger and very important in future development of Hemlock and have a direct bearing on the new and present homeowners, money will be needed to cover expenses which may include any legal reviews as needed by the HVHA, thus the HVHA needs your $30 membership fee.

Wendy Bales was introduced by Loch and gave her presentation.

* Wendy thanked people for attending
* There will be open houses to discuss area planning and please see the website for the meeting dates
* Home owners can do something about the zoning and OCP issues by attending the meetings and also visit the regional planning department for discussions
* Hemlock was not planned properly at the beginning and now doing ‘catch up’
* The zoning will be left as is according to the old plan until a new zoning bylaw is implemented

Stewart Green asked Wendy question concerning her opinion regarding zoning (for example rezoning 4-6 plex lots down to 2 plex lots) She was non-committal

Brian Murphy briefly mentioned the history of the OCP and that there is movement by government officials to change one word in the OCP from using the word “shall” to the word “should”. This change has a huge impact with regard to legal issues.

Loch read greetings via email from Terry Pratt who in her message felt quite positive about the master plan.

Loch mentioned that there is not much of an update from the resort and that no one was available to attend this AGM.

Loch introduced Therese who presented the HVHA unaudited financial report for the fiscal year March 31, 2009 and an interim statement for December 31, 2009.

* Fiscal year-end financial as of March 31, 2009 was $6,669 and the interim balance as of December Dec. 31, 2009 was $8,401. On March 31/09 a total of $4,000 and on Dec. 31/09 a total of $5,000 was invested in term deposits.
* Motion to accept the financial report by Loch McJannett and seconded by Billy Burch
* Passed with No objections.

Loch introduced Marty McKinney (Fire Chief - Hemlock Fire Department) :

* Marty thanked the Hemlock volunteers for their dedicated work (and continuing interest), the fire department can always use additional volunteers
* There is a plan to either upgrade with renovations the current fire hall, or build a new hall to code
* Casino night was a great success as enough money was raised to purchase an AV unit (portable defibrillator) for the fire truck
* Members will be going to Oliver this year for additional training
* There were not many incidences in 2009
* All ATV’s should be careful as their hot exhaust can be a cause for potential forest fires.

Loch introduced Stewart Green who presented an up date on behalf of Peter Liljedahl for the Hemlock Ski Club.

* The club had a successful year but is in need of new members

**Election of the new Board of Directors**

Loch introduced Rick Mazur Green who conducted the business for election of executive and directors.

He advised the homeowners in attendance that some were willing to remain on the Board for another year, including the following:

Nancy Evans as Vice-President,

Therese Grzesiok as Treasurer,

 Directors at Large,

Val Mazur

Dale Black

Rob Weiss

Marty McKinney

Felicity Matthews

Rick asked the homeowners if anyone would like to run for any of the officer positions.

Brian Murphy volunteered as President,

Carrie Murphy volunteered as Secretary,

Loch McJannett will be Past President

Rick asked the homeowners if anyone would like to sit on the Board of Directors.

Bruce Downing, Stewart Green and Jackie Vanderveen offered to sit as Directors.

As there were no other nominations from the floor, those that were as presented were accepted.

**New Business**

Brian Murphy thanked everyone who attended and mentioned that the town hall meeting and pig roast will be part of 2010. He also mentioned the importance of emergency preparedness.

**The meeting was adjourned at 8:05 p.m.**

**There was a wine and cheese social function following the AGM.**