**Hemlock Valley Homeowners Association**

P.O. Box 3363. Mission, BC V2V 4J5

[www.hvha.ca](http://www.hvha.ca)

**Annual General Meeting Minutes**

**April 2, 2011**

1. The HVHA AGM was preceded by a Townhall Meeting
	1. Kevin Bourdin,General Manager Hemlock Resort, opened the meeting.
	2. Wendy Bales Area C director FVRD, gave a status report regarding the Hemlock Valley OCP process and the Avalanche area. She invited property owners affected by the proposed blue zone (restricted occupancy d/t possible avalanche hazard) to meet with her following the Townhall meeting.
	3. Kurt Edmunds, from the MOT, gave an update regarding paving of the Hemlock Valley Road and funding for the avalanche report. It was pointed out that there has been significant sloughage at the “S” curves and he agreed to follow up .
	4. Stewart Green and Shelley Kardoes , Hemlock Valley Ski Club. Thanked the resort and community members for supporting the ski club .Stewart reported that the ski club is growing again with a large number of new Nancy Greene participants. The Ski club racers did very well at competitions this year.
	5. Kevin Bourdin gave an update:
* Master Plan - Tori Meeks was unable to attend but sent an e-mail saying that the Master Plan process is on schedule.
* Kevin reported that, as part of the master plan approval process, an environmental study will be done over the next 3-6 months.
* Hemlock Valley infrastructure improvements electrical, water, sewer, lifts, etc) have been done, with $11,000,000 spent overall since the Berezan Group purchased the resort.
* Kevin thanked Emil Anderson for doing a great job of road maintenance over this past winter.
* Early Bird 2011/2012 season passes are available until May 1. There will be at least as many ski days next year with at least 4 days a week. There is a proposal to open on Wednesdays again. The last ski day will be April 12, 2012.
* There will be an ATV Poker ride on the July 1 long weekend. All RV spots are fully booked . The lodge will be open for this event.
* The resort will host a BC cup mountain bike event in August. Details are still being worked out.
* After having a discussion with Brian Murphy, HVHA regarding waste management challenges in Hemlock Valley, Kevin will arrange to have a bin for recycling steel located at the works yard. Homeowners will have access to this bin. Further details will be available later.
1. Hemlock Valley Homeowners Association AGM Welcome and Call to order @ 6:40 PM – Brian Murphy - President
	1. President’s report – Brian Murphy
		1. Brian thanked Wendy Bales for her efforts regarding the OCP/zoning bylaws for Hemlock Valley. Some properties remain in the proposed Blue zone. Brian and Wendy are participating on an avalanche committee and are advocating to have a new avalanche study done on those affected properties.
		2. Brian also thanked Action Hemlock for the various community events that they organized in 2010.
	2. Financial report – Therese Grzesiok presented the 2009/10 financial report as well as a financial update for the April 1 – Dec 31 2010 period (HVHA members can see attached reports).
2. Election of Officers and Directors

Rick Mazur facilitated the election of directors and Officers.

* + - 1. There was a motion from the floor that all current directors stand for another year. Dale Black, Stewart Green, Val Mazur, Marty McKinney, Rob Weiss, Bruce Downing and Felicity Matthews agreed to stay on.

Shirley Kinsbury was nominated as a director by Joanne Siefert and accepted.

Joanne Seifert was nominated as director but she declined.

* + - 1. Brian Murphy agreed to stand as president – there were no other nominations for this position, he was elected by acclamation.
			2. Nancy Evans agreed to stand as vice-president – there were no other nominations, she was elected by acclamation.
			3. The position of Treasurer was open as Therese Grzesiok stepped down. Jackie Vanderveen was nominated for Treasurer by Nancy Evans and she agreed to stand. There were no other nominations so she was elected by acclamation.
			4. Carrie Murphy agreed to stand as secretary – there were no other nominations so she was elected by acclamation.
1. There was no New Business.
2. The AGM was adjourned at 7:00 PM.