**Hemlock Valley Homeowners Association**

**Annual General Meeting – Minutes March 30, 2013**

The meeting was called to order at 17:15

There were 28 members in good standing present

1. Minutes AGM 2012 were accepted.
2. Presidents report – Brian Murphy:

* Excellent year for participation in Hemlock community events such as the pig Roasts and BBQ, and the Elegant Affair.
* Prizes were donated for the Ski Club Silent Auction and the Firefighters Casino night, were purchased through HVHA membership dues.
* Hemlock community members raised more than $18.000.00 for various charities and nonprofit groups!!
* Thanks to the HVHA directors for their work over this past year.

1. Treasurer’s Report - Val Mazur for Jackie Vanderveen:

* See attached financial report
* Motion to accept the financial repot Ken Harbord, seconded by Erna Brkich.
* The Financial report was unanimously accepted.

1. Fire department report – Marty McKinney

* Quiet year – no call outs during the entire ski season.
* Many chimneys have been damaged by snow. The fire department took photos of the damages chimneys which were sent to the owners with letters from the FVRD.
* Reminder that wood fire chimneys should be cleaned a minimum of once yearly.
* Reminder to clear brush away from your cabin this summer. Brush increases the risk of fire and the fire department is not able to save buildings with brush and may leave them.
* The fire department will start a new comprehensive training program this year. There are 4 new members.
* Thanks to the volunteer fire department members!

Comment from the floor – J Kingsbury – reminder to cabin owners to ensure their propane tanks are intact and working properly. Keep clear access to your tank so the propane company can inspect it.

1. Ski Club – Stewart Green

* There were 42 children in the ski club this year starting age 4. 8 children were in the K program and 1 in FIS.
* Ski club members are racing in the Whistler Cup, the BC provincials and in Western Canada competitions.
* The Ski Club hosted the first ever BC Alpine Ski Cross event which attracted 140 racers and was very successful.
* 70 people attended the Valentines fundraiser dance and $6,000.00 was raised. Thanks to the Hemlock community for their support.
* A grant from BC Gaming was obtained.
* Major upgrades were made to the interior of the Ski Club cabin last summer. The plan is to paint the exterior this year.
* The Ski Club is looking for new members and for coaching staff.

1. BCUC – Brian Murphy

* All Homeowners are encouraged to inform themselves regarding the current Hemlock electrical rate increase application – go to BCUC.org. for information about the process, timetables etc.

1. Election of Officers – facilitated by Rick Mazur

* All Executive members stepped down.
* President – Brian Murphy agreed to stand. There were no nominations from the floor. Acclaimed.
* Vice-President – 2 nominations were made from the floor but they were declined. This position remains vacant.
* Treasurer – Jackie Vanderveen agreed to stand. There were no nominations from the floor. Acclaimed.
* Secretary – Carrie Murphy agreed to stand. There were no nominations from the floor. Acclaimed
* Directors -10 positions - all current directors agreed to continue: Rob Weiss, Shirley Kingsbury, Marty McKinney, Val Mazur, Dave Milne, Stewart Green, and Marie Mackie.
* Nancy Evans, Jim Kingsbury and Erna Brkich volunteered to be directors.

1. New Business

8.1 Hemlock Resort Update – Kevin Bourdin, General Manager

- Master Development Agreement

– “crunch time”. The goal is to get the MDA approval before the provincial election. The installation of new chairlifts and Hemlock resort is contingent on MDA approval.

- Hemlock Resort responded to a number of questions and concerns raised by various stakeholders. The FVRD is concerned about water quality. The water distribution system needs to be brought up to code which will cost about $500,000.00.

Q – Is there a certified electrician and a certified water treatment person at Hemlock Resort?

A – Yes. Electrical is contracted with Neal’s Electrical. 2 Hemlock staff are certified for the water treatment

Q- Is real estate and resort development contingent on MDA approval?

1. Yes, Phase 1 of the MDA will see the Skyline chair removed and the tube park relocated by Yeti. Construction of a hotel would start by P-2 parking lot.

Q – What is being done to plan for the BC Winter Games in 2014?

A – There has been 1 meeting to date. No infrastructure changes are needed. There will be a need for increased capacity for medical care and 1st aid.

Q- How did the resort do this year?

A-Skier visits were up by 7,000 this year to 70,000. Revenue is up as well. The resort may break even this year for the 1st time.

The budget process for next season will start in April and will include significant repairs to the Skyline chair and 2 snow cats.

Q- What is the timeline for improvements to the water treatment system?

A-Fraser Health has requested a schedule of work that will be done – this is not done yet.

Q- Will there be an ATV event this year?

A-Yes, the SWAT group will have their rally again over the August long weekend.

8.2 2014 BC winter Games – Rick Mazur

- Mission is the host city.

- Ski events will be held at Hemlock Valley. Alpine ski events will be coordinated by the Hemlock Ski Club. Freestyle events will be coordinated by Rick Mazur.

-There will be lots of media exposure and an ideal opportunity for the community to show itself off. All Homeowners are encouraged to volunteer. Rick will send out information re volunteer opportunities.

The meeting was adjourned at 6:10 PM