

## **DRAFT - Minutes: Annual General Meeting**

### **Hemlock Valley Homeowners' Association**

**August 19, 2017; Hemlock Valley Fire Hall**

**Meeting called to order 10:40.**

**Attendance:** More than 80 with 55 voting members. A quorum was achieved.

**1) Welcome HVHA members and Guests:** Alec Niemi, Director – Electoral Area “C”, Margaret Thornton, Director of planning and Development, FVRD and Johannes Bendle, Planner, FVRD.

(The Ministry of Forest, Lands and Natural Resources, Mountain Resorts Branch and Sasquatch Mountain Resort sent regrets)

**2) Agenda – Add “Transition” special resolution**

Motion to accept amended agenda: Rick Mazur. Seconded: Dave Nickel. Carried

**3) Minutes 2016 AGM – Motion to accept Lauren Harbord. Seconded Elaine Hooivel Carried**

**4) Area “C” Director Report – Alec Niemi**

Has a meeting with new Minister of Tourism in October. FVRD is working on dog control bylaws. There is no plan to improve the Hemlock Valley Road. If there are concerns about logging trucks and road conditions, call the Ministry of Forests.

A question was asked regarding the “Run of River” project in Hemlock Valley. Why has the “islanding” for Hemlock Valley during power outages not been operationalized? **Action:** A. Niemi to look into this.

**5) FVRD Planning and Development Update – Margaret Thornton and Johannes Bendle.**

a) Official Community Plan (OCP) update. FVRD is still in the preliminary consultation and information analysis phase. They have met with stakeholders: The Berezan group, Ministry of Forests, Lands and Natural Resources, Mountain Resorts Branch, Action Hemlock and Hemlock Valley Homeowners Association. Pending is meeting with First Nations.

After the consultation phase is complete, next steps include preparing a draft OCP and a public information meeting. Timeline for this is early 2018.

At the March OCP meeting with the HVHA members, there was request for a “property ownership map”. This was prepared and displayed at the AGM. This map highlighted the lack of public space. Margaret advised she clearly heard the HVHA members’ concerns for public space, including a year-round trail system for pedestrians and land for a future community hall. She advised that the purpose of an OCP is to document the community “vision”. The FVRD will use the OCP/Vision to communicate with the Province.

b) Current pending applications by the Berezan group to the FVRD include 2 temporary use permits: i) Staff housing in the old gun range area – FVRD is waiting for technical information from the resort. ii) Temporary parking in the old tennis court area. The Province gave a lease for this property. However, there are environmental issues including riparian setbacks that are pending.

A Temporary Use Permit allows for use of land that is different from current OCP zoning for 3 years. It is possible to apply for a one-time extension of a temporary use permit for another 3 years. FVRD has initiated monthly meetings with the Berezan Group and the Ministry to facilitate communication and reduce barriers to development plans. There will be an opportunity for community members to comment on these applications. Notification will be by mailout.

c) Transfer Station- A new location is being studied by FVRD engineers. Sterling Chan and Tareq Islam are still the contacts for this project.

d) Handouts regarding “Snow Shedding” and “Good Neighbor Practices” were provided. **Action:** J Bendle to send electronic versions to be posted on HVHA website.

4) **Hemlock Valley Fire Department Report** – Ken Harbord. The fire risk is extreme. Be careful with chainsaws and other equipment. The department is looking for new members. Information and Applications at <http://www.fvrd.ca/EN/main/services/fire-protection/Volunteer-ff.html>.

5) **President’s report-** Brian Murphy. HVHA’s role is to further the interests of Hemlock Valley property owners. One key way we do this is through facilitation of information sharing/communication with government agencies.

Another key role is to grow a sense of community by sponsoring community events such as the elegant affair, annual BBQ and pot luck, last year 2 new events included night time snow shoeing and a tubing event. Please submit your ideas for community events that HVHA could sponsor and consider volunteering for an event sub committee.

6) **Special resolution** – the Special Resolution of the Members, Hemlock Valley Homeowners Association, as prepared by legal counsel RDM Lawyers LLP, was read aloud by Rick Mazur.

The purpose of this resolution is to give approval for submission of a “Transition Application” to bring the HVHA in compliance with new regulations for non-profit societies, and that this would be done by RDM Lawyers LLP. A Similar special resolution for the Directors had already been approved by the directors.

Motion to accept the Special Resolution was made by Rick Mazur. Seconded by Brian Murphy. Carried.

**7) Financial Report** – Brian Murphy read the financial report prepared by Erna Brkich, HVHA Treasurer.

**Balance in account as of July 31 2017: \$10,781.77**

**Revenue**

Grant rec'd Jun 2016	3000.00
Membership	1251.00
Equity Funds	0.31
<b>Total Revenue</b>	<b>4251.31</b>

**Expenses**

Community Event	1034.27	Food for events (Bon Fire, Snow Sculpture, AGM), Hemlock \$\$prizes
Website	0.00	No charge for our website this year
Legal	286.26	Lawyers fee
Sponsorship	1600.00	Total
		400.00 Deroche Elementary School
		300.00 Casino Night
		Hemlock Ski
		200.00 Club
		200.00 Fire Victim Donation
Operational	385.41	
		163.80 Canada Post
		121.61 Printed Event Brochure
		100.00 Float, back into account with AGM membership deposit

**Total Expenses 3305.94**

1. We issued a cheque for \$500 towards the New Years Fire Celebration. Cheque is still outstanding. Original cheque #8 Dated Dec 11 2016 , received request in March 2017 to replace cheque in new company name "Sasquatch Country"  
New cheque issued: Cheque #18 Dated March 18, 2017,
2. Grant Funds: We were informed back in Jun 2016 that new Government regulations have been implemented and we are now required to provide a recap of our actual spend for Grant funds received. We are not allowed to increase our bank balance each year with funds that were not used.  
To date: Grant \$3000 / Actual Spend \$2755.88 / Funds available \$244.12
3. We did not apply for a grant in 2017
4. We now have 104 members

Motion to accept the financial report by Carrie Murphy. Seconded by Marie Mackie. Carried.

## **8) Election of Officers and Directors –**

**Directors:** Val Mazur has stepped down after 20 years of service. *Thank you Val!!*

Diana Nacer, Nancy Evans, Marie Mackie, Rob Weiss, Marty McKinney, Bob Williams, Terese Grzersiok, and Dave Nickel agreed to continue and accepted nominations to director positions.

As well Joanna Mazur, Aaron Nelson, Laura Lambert and Taylor McPherson accepted nominations as directors.

The following executive positions were filled by acclamation:

Secretary – Carrie Murphy

Treasurer – Erna Brkch

Vice President – Rick Mazur

President – Brian Murphy

Motion to accept all nominations by Victoria Hardy. Seconded by Ken Harbord. All nominees were elected by unanimous vote.

### **New Business**

There was no new business.

**13) Meeting adjourned at 12:15**