

Minutes:

Hemlock Valley Homeowners' Association

Annual General Meeting

August 25, 2018; Hemlock Valley Fire Hall

1) The meeting was called to order at 2:14 PM

2) A quorum was established.

2) Brian Murphy welcomed Guest speakers, HVHA members, and all Hemlock Valley residents.

3) Special Presentation: HVVFD Chief Marty McKinney was recognized for 25 years of service on the HV fire department. He was presented with a medal to be worn on the dress uniform, in appreciation of his leadership and service by Deputy Chief Ken Harbord on behalf of all the HVFD members – past and present.

4) Agenda – Brian Murphy noted that Old business was not on the agenda – he suggested he would include this in the President's report.

Rick Mazur moved to accept the agenda with this amendment. The agenda was approved.

5) Approval of minutes From 2017 AGM

Jen McGrath moved to accept the 2017 AGM minutes as distributed. This was seconded by Aaron Nielsen. The minutes were approved.

6) Area C rep report – Alec Niemi - current initiative include OCP review and update, the transfer station move and improvements. He reminded that the election for regional rep is in the fall. He will be running for re election. He encouraged all property owners to vote. He advised that, only one person per property can vote (despite how many names are on title).

MLA report – Alec introduced the MLA for Chilliwack-Kent, Laurie Throness, who reported that he has sent a letter to the minister of Transportation and infrastructure requesting that Hemlock Valley Road be paved. (copy of this letter to be posted on HVHA website) He advised that seismic upgrading to the Agassiz-Rosedale bridge will start in 2019 and will require single lane only for 2 years. There will be stakeholder consultation before this work starts. He noted that Morris Valley has about 50 power outages per year. This year B.C. Hydro will cut 190 trees and reinforce some power poles.

7) Transfer Station update – Brian Murphy read a letter from Carolyn Lane FVRD advising that the final approval for the site is pending from the province. As well, FVRD has applied for a grant towards the cost of construction of the new transfer station. If the grant is approved, construction will start Spring 2019. (copy of C. Lane's letter will be posted on the HVHA website.)

7) Hemlock Valley Road improvements - Maziar Kazemi.

1) Brian Murphy reported a meeting with Maziar Kazemi from Ministry of Transportation and Infrastructure re Hemlock Valley Road. Specific areas needing to be addressed include:

- widening of the S-curves (currently, 2 buses can't pass each other on S-curves), multiple trees hanging down, Village road bed heights need to be restored to protect utilities.
- 7 day resort operation requires 7 days road maintenance
- Snow dumping – in winter the roads are too narrow – per the OCP there are specified snow dumping sites.
- Road signs directing people to Hemlock Valley were removed last year (Alec Niemi is taking this issue to the UBCM (Union of BC Municipalities) this year.

2) Maziar Kazemi advised that he is the manager responsible for road maintenance contracts in our area.

- He has asked for a road sign indicating Hemlock Valley Road at the bottom intersection with Morris Valley Road. Also he is working on better signage regarding the mandatory chains.
- There will be a stakeholder meeting with Emil Anderson rep in October – date and time TBD.
- Concerns about road conditions should be reported to the road maintenance company 24 hour dispatch line. **Maziar will send this number to Brian to be posted on the HVHA web site.**

Homeowners expressed concerns about the poor timeliness for repair of potholes, the need for more speed limits signs on Hemlock Valley Road and plugged culverts. Maziar advised will look into the pothole repairs. He advised that culverts that go under the road should be maintained by MOT contractor. Culverts at the ends of driveways – need MOT permits BUT are the responsibility of the homeowner to maintain and repair.

8) Sasquatch Mountain Resort update – Berezan Group representative, Randy Murphy, advised re a developing partnership with JAG adventure group to expand on available recreation activities and as a first step towards summer operations/activities. Jarred Young from JAG advised JAG will maintain the trails they use within the controlled recreation area in partnership with SWATT. He described the outdoor activities offered by JAG and provided some brochures.

Brian commented on the new 'Squatch Talk' newsletter from the resort – it was quite informative.

9) President's Report – Brian Murphy. Brian welcomed new members.

- Old business – Run of River Islanding – Brian met with BC hydro rep and learned that there is no agreement between Hemlock Electrical and the run of river company, Sakwi Creek Power. This is why there has been no islanding to provide electricity to Hemlock Valley when there is a power outage

below. Brian did inform Sam Hicks, manager of Hemlock Electrical of this opportunity in November, 2017, but did not get a reply. The St'ailes have an agreement and do receive the islanded power.

-Linear Park – per the Official Community Plan (OCP) there is designated park land including trails. These trails are needed for pedestrian safety. 6 HVHA directors and FVRD reps recently walked the trails together. There is agreement that these trails should become park under the FVRD, from the resort lodge down to Stumpy Park. As parks, these trails would be for pedestrians, bicycles, snowshoeing but not open to motorized vehicles. The plan is to apply for grants to improve the trails. Next steps include GPS mapping of the trails then meeting with St'ailes for agreement.

The province has agreed to help with the mapping and contacts for grants eg. BC Rural Dividend Fund.

- HVHA needs storage for tables, tents, BBQ, etc. Currently, we are using Fire department space but they need it back. Plan is to apply for grants (as suggested by Alec Niemi) to purchase a 20 foot container. This would be placed adjacent to the fire hall and could be shared with the skin club who also need storage.

10) Financial Report –Erna Brkich.

Balance in account as of July 31, 2018: \$10,726.26

Equity Balance: \$25.00

Revenue:

Grant Received June 2017	\$3000.00
Membership	\$1136.00
Equity Funds	\$.36
Total Revenue	\$4136.36

Expenses:

Community Events	\$ 320.28 Food/Prep for events (AGM BBQ)
Legal	\$1008.59 Lawyer Fee to register association and annual review
Sponsorship	\$2662.50
	<i>\$400.00 Deroche Elementary Breakfast Program</i>
	<i>\$500.00 Kevin Sass/NYE Fire Works</i>
	<i>\$300.00 Hemlock Ski Club Valentine Dance</i>
	<i>\$212.50 Sasquatch Mountain Grab it</i>
	<i>\$200.00 Hemlock Valley Fire Dept/NYE</i>
	<i>\$500.00 Prev year Fire Works</i>
	<i>\$300.00 Hemlock Valley Fire Dept Casino Night</i>
	<i>\$250.00 Elegant Affair</i>
Operational	\$190.10 Postal Mail box/Bank fees
Total Expenses:	\$4181.47
Shortage:	\$(45.11)

Note:

- Currently have 135 paid members
- Grant of \$3000
 - Planned expenses of \$3234

- Actual spend as of July 31, 2108 is \$1946.50
- Available funds are \$1053.50
- We have purchased a new BBQ which will come from the available funds

11) Fire Chief update – Marty McKinney – Marty thanked all current and past HVVFD volunteers for their service. He described 3 ways to volunteer: as a fire fighter, as Hemlock Incident Support Team – assist during fires but lighter duties. And, the Auxillary, who provide food, etc to firefighters, and also take care of people who are displaced during a fire. Firefighter training is ongoing. Kevin Sass is the training officer.

- Risk assessments of Hemlock Valley structures per Fire Smart are being done. This provides information re how best to protect your cabin/condo during wildfires.

-The Fire Hall has been painted and has a new sign. Looking good!

- A new fire engine is needed and the process is underway.

- Please don't put propane tanks or batteries in the garbage dumpsters – these are fire hazards. If you can't recycle them yourself, leave in the fire hall breeze way and the fire dept will take down for recycling.

- Marty advised this will be his last year as HVVFD Chief. He will stay on the dept.

12) Election of officers and directors – facilitated by Rick Mazur. All positions were acclaimed.

Directors: Terese Grzesiok, Diana Nacer-Cherif, Marty McKinney, Marie Mackie, Dave Nickel, Bob Williams, Rob Weiss, Nancy Evans, Laura Lambert,

New Directors: Christine Nielsen, Jen McGrath, Ken Howsan

President: Brian Murphy, Vice President: Rick Mazur, Treasurer: Erna Brkch, Secretary: Carrie Murphy

12) New Business - None.

13) Meeting was adjourned at 4:02 PM

Laurie Throness
MLA Chilliwack-Kent



Province of
British Columbia



August 24, 2018

Hon. Claire Trevena
Minister of Transportation and Infrastructure
Legislative Buildings
Victoria, BC
V8V 1L9

Dear Minister:

For many years the recreational facility of Hemlock Valley has provided a good alternative to other ski hills in the Fraser Valley, and is home to well over two hundred private recreational properties.

In 2016 Hemlock Resort was renamed Sasquatch Mountain Resort as part of a Master Development Agreement signed with the Province. The Master Plan expands the resort's recreational area from 350 to 6,000 hectares, and calls for up to \$1.5 billion in investment in five phases, including the expansion of the ski hill, the creation of a First Nations-themed village, and an all-season resort complete with homes on Harrison Lake, a marina, two golf courses, hotels and restaurants.

Unfortunately, access to this beautiful area is hampered by its provincial access road, which is growing worse every year, and is certainly inadequate for future uses. It is only partially paved, there are no painted lines and very few safety barriers. Each spring punishing washboard potholes appear in the road, which must be constantly graded since the substructure of the road, known locally as "the Mud Flats," is inadequate. The road profile is also flat due to its longitudinal and cross sectional profiles.

Years ago I understood that there was agreement from the Ministry that the rest of Hemlock Valley Road (about 4.5 km) would be paved. Since the Province agreed to a major expansion of the recreational area over the next several decades, there is a strong business case to be made to

Legislative Office:
Legislative Buildings
Victoria, BC V8V 1X4
Phone: 250 952-7270
Fax: 250 387-9100

Chilliwack Office:
10-7300 Vedder Road
Chilliwack BC V2R 4G6
Phone: 604 858-5299
Fax: 604 858-5290

Agassiz Office:
Unit B - 7092 Pioneer Ave
Agassiz, BC V0M 1A0
Phone: 604-796-5270

pave it fully, so that residents and visitors will not be deterred by jarring potholes that are an ongoing maintenance cost, a safety risk, and destructive to vehicles.

I am requesting that your staff do the analysis on what is needed to finish paving Hemlock Valley Road, and that the Ministry move forward to complete the work as soon as possible.

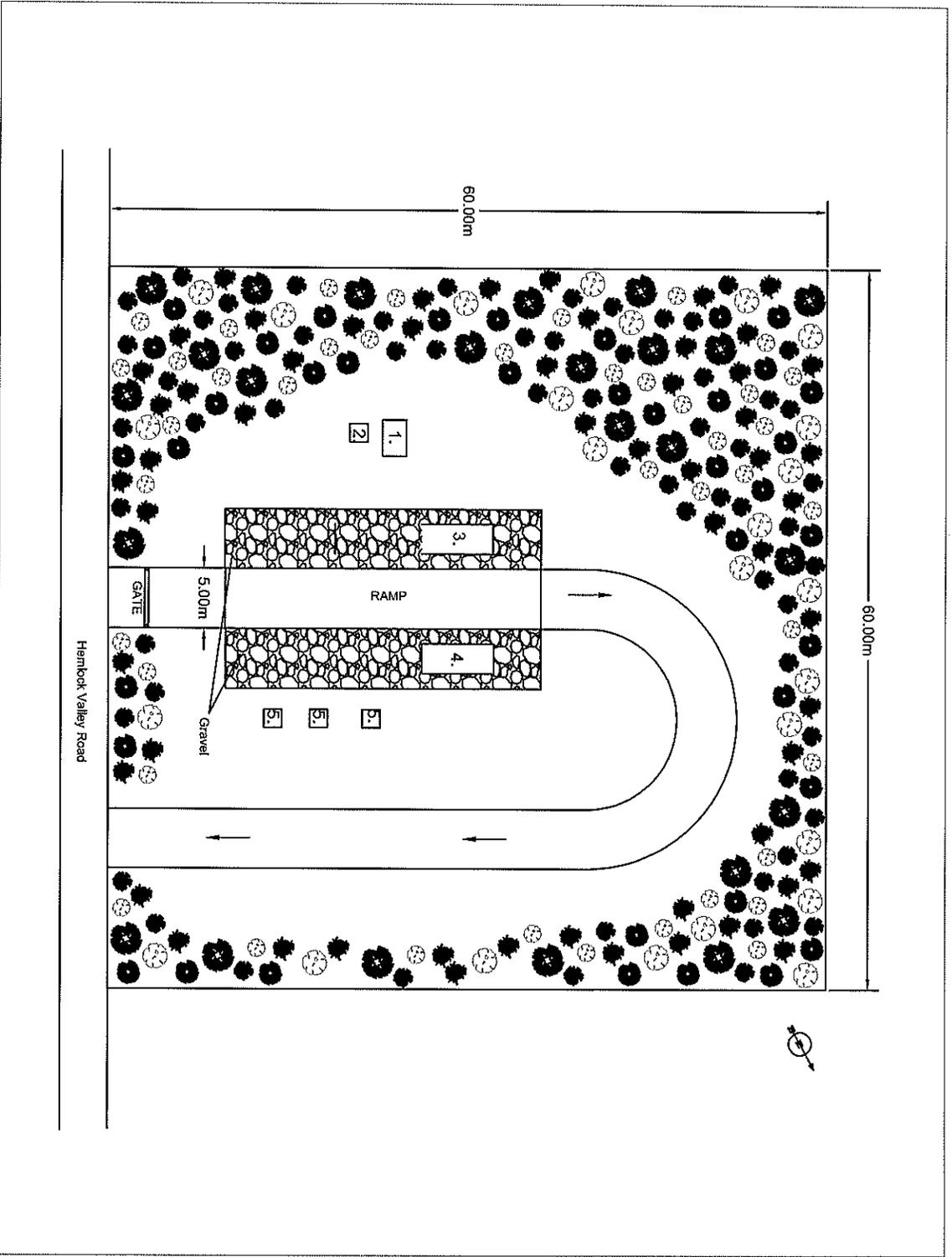
I look forward to your response, and I thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laurie Throness". The signature is fluid and cursive, with a large initial "L".

Laurie Throness

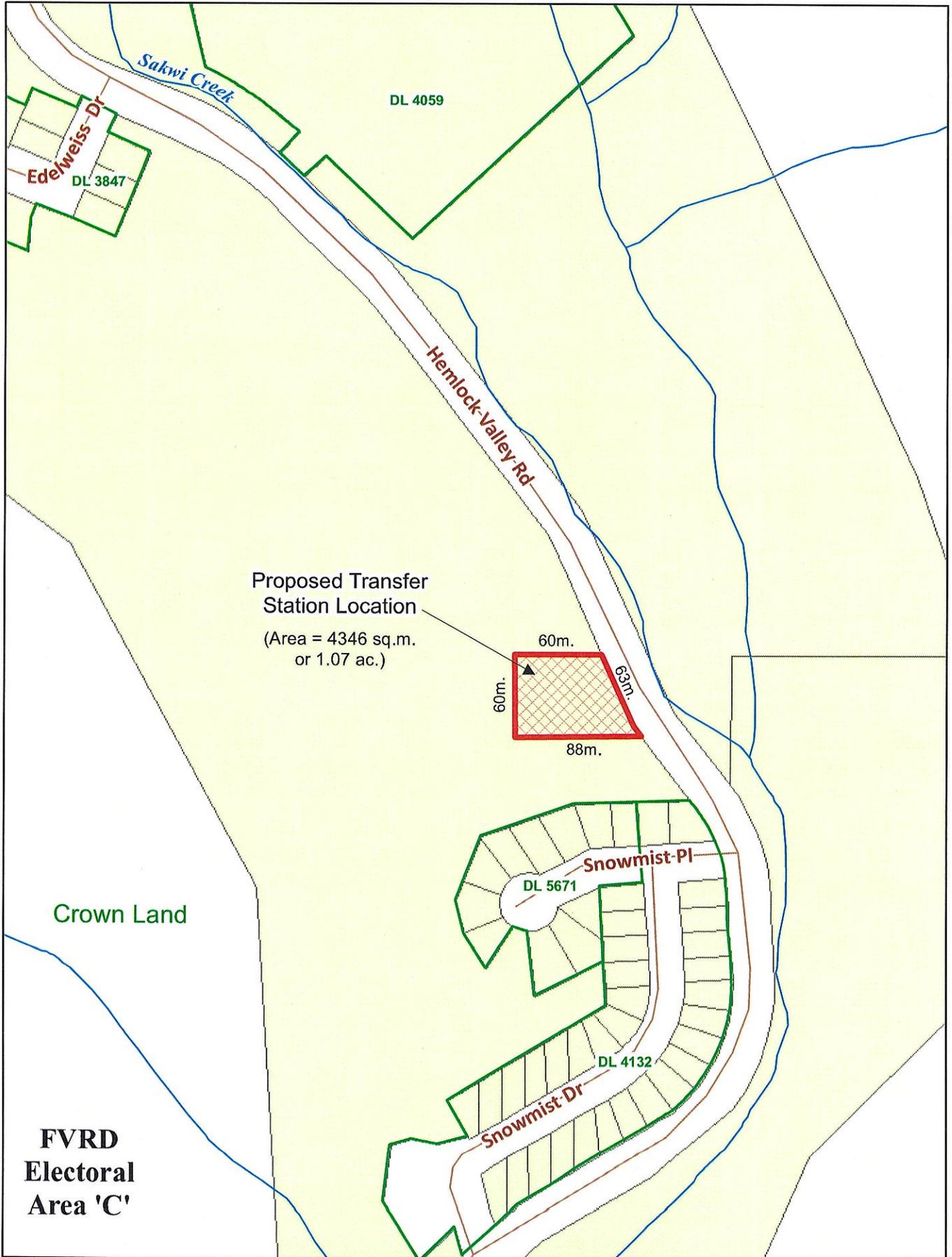
c: Hemlock Homeowners Association



Hemlock Valley Transfer Station Site Plan
2018-05-10
Drawn by: CL

LEGEND	
1	Office Building
2	Outhouse
3	Recycling Bin
4	Garbage Bin
5	Compost Totes

HEMLOCK VALLEY PROPOSED TRANSFER STATION LOCATION



Proposed Location	Property	Streams
Roads	Parks	Crown Survey Parcels

Meters

Scale: 1:3,600

Date Created: June 2018

NON-RESIDENT PROPERTY ELECTORS

REGISTRATION AND QUALIFICATIONS

Registration of electors will take place only at the time of voting. Each Elector will be required to make a declaration that they are:

- 18 years of age or older on general voting day;
- a Canadian citizen;
- a resident of BC for at least 6 months immediately before the day of registration;
- a registered owner of real property in the applicable Electoral Area/School Trustee Area for at least 30 days immediately before registration;
- not otherwise disqualified by law from voting; and
- entitled to vote and have not previously voted in the same election.

Non-Resident Property Electors (NRPEs) must not be entitled to vote as a resident elector and may only register to vote as an NRPE in relation to one parcel of real property in the jurisdiction and must hold one of the following interests in the real property, as applicable:

- Owner of a registered estate in fee simple
- Holder of the last registered agreement for sale
- Tenant for life under a registered life interest
- The holder of a registered lease of the property for a term of at least 99 years

If there is more than one individual who is the registered owner, only one of those individuals may register to vote as an NRPE on behalf of that property and **MUST** obtain the **written consent** of the majority of the individuals on title to the real property.

At the time of registering to vote, proof satisfactory to the Election Official that the applicant is entitled to register in relation to the real property, and if applicable, the written consent from the other registered owners of the real property must be provided. Non-Resident Property Elector Consent Forms will be available at the Voting Place at the time of voting or can be obtained prior to the time of voting by contacting the Chief Election Officer, or designate, or at www.fvrd.bc.ca

ELECTOR IDENTIFICATION REQUIREMENTS

Non Resident Property Electors must provide the following:

- a) at least 2 documents that provide evidence of identity, at least one of which must contain a signature; and
- b) proof of entitlement to register to vote in relation to the property (title search, tax notice, certificate of title); and
- c) if there are other property owners, written consent from the other property owners to vote on behalf of that property.

See the 'Accepted Elector Identification' sheet for more information.