

Minutes:

Hemlock Valley Homeowners' Association

Annual General Meeting

August 10, 2019 Hemlock Valley Fire Hall

1) The meeting was called to order at 9:40 AM

2) A quorum was established.

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

3) Agenda – Amended – item 6 – Sterling Chan to give Transfer Station update, Rick Mazur to give linear park update. The agenda was approved as amended.

4) Approval of minutes From 2018 AGM

Dave Nickel moved to accept the 2018 AGM minutes as distributed. This was seconded by Ken Harbord. The minutes were approved.

5) Financial report – Erna Brkch

Balance in account as of July 31 2019: 10870.57

Equity Balance \$25.00

Revenue

Grant rec'd Jun 2018	3000.00
Membership	1525.00
Equity Funds	0.55
Total Revenue	4525.55

Expenses

Community Event	1500.16	Food for events (AGM BBQ and the purchase of a new BBQ)
Website	0.00	No charge for our website this year
Legal	307.56	Lawyers fee for our annual review
Operational	198.30	Annual Bank S/C, Canada Post Mail Box
Sponsorship	2850.02	Total
		400.00 Deroche Elementary
		500.00 Kevin Sass/Fire Works Celebration
		Hemlock Ski Club /Valentines Dance
		291.74 (Purchased gifts for donation)
		250.00 Sasquatch Mountain Resort/Grabit

	200.00	Elegant Affair
	100.00	Rob Lahti, \$\$ for season closing band
	75.00	\$\$ towards prizes for Retro Event
	562.80	Hemlock Hikers T-shirts
Total Expenses	4856.04	
Debit Balance	(232.45)	

Aaron Nielsen moved to accept the financial report. Lauren Harbord seconded. The report was approved.

6) Fraser Valley Regional District updates

a) Official Community Plan process – Katelyn Hipwell – FVRD has contracted Barefoot Planning and Design to create a draft OCP. The goal is to have this ready in Fall 2019 for public review.

b) Application by resort for “overflow” parking lot corner of Laurel and Hemlock Valley Road – Katelyn Hipwell- This lot would also be used for ATV and snowmobile staging. No FVRD permit is required for this approval process.

c) Linear park/HVHA Trail Concept – Katelyn Hipwell – This project is on the 2020 FVRD work plan and will be led by David Urban. The BC Mountain resorts branch and FVRD are coordinating on this.

There was a question from the floor as to whether existing trails would be resurveyed? Yes – as part of the work plan.

d) Transfer Station Update – Sterling Chan – Money for FVRD services come only from the property taxes in the specific area. ie Area C services are paid for by Area C property taxes. The capital cost of this new transfer station will be at least \$280,000.00. There is a grant application pending to cover the capital costs. Operating dollars will come from service area taxes.

The application for Crown Land tenure of the proposed transfer station site has not yet been approved. The site will be 40 meters X 40 meters. If it were larger, lease costs would be incurred. The plan is for an attendant on site – hours and days TB. The attendant will be responsible for snow removal.

Further community engagement will happen when the funding is known and costs have been established.

Sterling advised a contingency plan may be needed if the new transfer station isn't ready by April 2020 (in order to meet provincial government mandates re solid waste)

7) Sasquatch Mountain Resort update – Jesse Crawford – The new quad chair lift is being installed. It will be the first in BC to have a loading conveyer system. Jesse is looking to have mountain bike carriers on the new quad chair for next summer. The washrooms are being improved. The lift huts are being improved – the old hut at the top of Skyline will now be a ski patrol hut. There will be a shuttle bus up to the ski hill from the overflow parking lot. There is a plan to expand the cross country ski trails. Snowmobile/skier safety needs to be addressed. Call or text Jesse with concerns

There is work being done to facilitate distance learning and daycare for children of SMR staff.

There will be management changes as Randy Murphy has left SMR for Manning Park.

8) Fire Chief report – Ken Harbord- 7 fire fighters are now trained as first responders for drug overdose. A new engine has been ordered and will come in 14 months. Reminder to be cautious with campfires. ATVS – please respect speed limits on the roads. Reminder that fireworks are illegal except for 3 day prior to Hallowe'en and with a permit.

911 – ECOM process – Currently a medical emergency call will go to Ambulance services – it will take 40 minutes for an ambulance to arrive. However, the dispatch person on the phone will give advice on how to manage the emergency until the ambulance arrives.

Once you have called the ambulance – you may call back and ask for fire – now that we have first responders on the hill.

There are AED's located at the Fire Hall, the resort office and Condo A building on the first floor.

Hemlock Valley community members that would like to learn CPR contact Ken Harbord . He will set up the education.

9) President's Report – Brian Murphy. Brian welcomed all. He thanked volunteers who made community events successful. He advised that the purpose of the HVHA is to facilitate flow of information that is pertinent to homeowners.

Brian urged Hemlock Valley homeowners to go to the Water Utility website, look at the Water Act and download the tariff (1994) which outlines the responsibilities of the utility. In it, the developer is responsible for costs (other than capital) to support new development.

10) Other business

a) Wendy Bales Area C rep – Wendy outlined some things she is working on: OCP planning for area C outside of Hemlock Valley, Aggressive dog policies; UBCM meeting re waste management, herbicide use, redemption of mines. Also improved battery backup for cell towers during power outages and working with Hydro to see why we have more power outages than the rest of the province. Meeting with Premier to ask for more RCMP funding

b) Laurie Throness MLA – Actively working on the power outage problem, Funding to pave Hemlock Valley Road could be shared between federal, provincial and FVRD and suggests HVHA write letters to FVRD asking them to consider this. Re the proposed water rate increase – HV has had historically low water rate but the proposed rate is twice the average in the rest of the province.

A comment from the floor was made that the residential water rate increased is much more than the commercial rate increase.

Brian Murphy advised that the Water Comptroller has advised that this rate proposal will go to a written hearing.

11) Election of directors and officers. All positions were filled by acclamation:

President Brian Murphy

Vice President Jodi Squires

Treasurer Erna Brkch

Secretary Carrie Murphy

Directors:

Nancy Evans, Therese Grzesiok , Ken Harbord, Laura Lambert, Marie Mackie, Diana Nacer, David Nickel, Aaron Nielson, Rob Weiss, Kendra Von Hahn, Maryann Wotherspoon, Lindsay Young.

12) New Business

12.1 – T-Shirt Draw – 5 door prize tickets were drawn for a Hemlock Hiking club t-shirt

The meeting was adjourned.