

**Hemlock Valley Homeowners' Association****2022 Annual General Meeting****August 6, 2022; 10:30****Sasquatch Mountain Resort Cafeteria****Minutes**

- 1) **Meeting called to order at 10:34**
- 2) **Attendance: 63 active members attended – a quorum was established**
- 3) **Welcome- Kendra von Hahn**
- 4) **Land acknowledgement – Kendra von Hahn**

As we begin this event, we acknowledge the original inhabitants of this area. Hemlock Valley is within the Sts'ailes territory, where the Sts'ailes retain unceded rights and title to the land and resources. On behalf of our heartfelt Hemlock community and the Hemlock Valley Homeowners Association we strongly recognize the importance of working well with the Sts'ailes, a sovereign Coast Salish First Nation.

We acknowledge with deep compassion that the land we work, live and play on are on the traditional lands of Sts'ailes people past and present. It is with respect and honor that we give gratitude to the land itself and the people who have stewarded it throughout the generations.

Other indigenous groups with interests in all or portions of the larger Hemlock Valley area (Hemlock West, East and North) include: Kwantlen Nation, Nations of Stó:lō, Sq'ewlets, Seabird Island, Shxw'ow'hamel, Skawahlook, Nooaitch, Union Bar, Peters, Popkum

- 5) **Approval of Agenda.** Motion to approve the agenda without changes made by Ken Harbord. Seconded by Ken Howsam. Motion carried.
- 6) **Approval of Minutes 2021 HVHA AGM Minutes.** Motion to approve the minutes Kelly McKormack. Seconded by Brian Murphy. Motion carried.
- 7) **Treasurers Report – Erna Brkch**

**Membership:** 150**Balance in account as of July 31 2022:**

Equity Balance \$5.00

**\$15,140.42****Revenue:**

Grant: Community Engagement Feb 2022

3,000.00

Grant: Emergency Response Project: Mar 2022

3,995.00

Membership:	870.00
Equity funds:	0.55
<b>Total Revenue:</b>	<b>7,865.55</b>
<b>Expenses:</b>	
<b>Operational:</b>	
Legal: Lawyers fee for Annual Review/renewal	306.23
Canada Post/Sundry: Canada Post mail box:	181.65
Ms Pixel Website design	1,050.00
<b>Sponsorship/Community events:</b>	
Deroche Elementary Meal Program:	400.00
Fireworks: Kevin Sass replacement cheque	1,000.00
Sasquatch Mountain Ski Club:	300.00
Thank-you gifts –(wine) Emil Anderson crew:	179.58
Easter Basket contest:	48.33
Annual General Meeting BBQ:	2,500.00
Hemlock Valley Volunteer Fire Dept. (purchase poly water tanks)	400.00
<b>Total Expenses:</b>	<b>4,487.46</b>
<b>Net:</b>	<b>3,378.09</b>

Motion to accept the treasurers report made by Dave Milne. Seconded by Ken Harbord. The motion was carried.

**8) President's Report – Brian Murphy** – Today is the 30<sup>th</sup> Anniversary of the HVHA. This is a brief timeline of the HVHA.

Hemlock Valley Ratepayers Association was registered April 1980. The directors were: Denis Chuley, Arnold Poetker, Lorraine Mitchell, Harry Toby, Anne Wakotsh, Membership: unknown.

HVRA AGM, **November 7, 1987**: 50 members, Past President: Tim Pollock, No Directors were elected! Under the Society Act, outgoing directors have to stand until the next special meeting. Special Meeting

held January 16, 1988, with a stipulation that failure to elect directors would lead to the dissolution of the HVRA.

**November 1989:** President: Tim Pollock, VP: Darrell Kippen, Sec: Linda Cavens,

Directors: Sub 1: Gary Joyce, Sub 2: Larry Morrell, Sub 3: Carol Nixon, Sub 4: Gary Dunsey, Sub 5: Barry Cavens, Sub 6: Jim Young, Condo A: Brian Murphy, Condo B: Peter Wolcott

**April of 1992,** the directors forged forward to draft a new name and amended bylaws – the Hemlock Valley Homeowners Associations was launched. The official application was sent to Victoria in late June for approval: Pres: Tim Pollock, VP: Darrell Kippen, Sec: Val Mazur, Treas: Barry Cavens,

Directors: Ingo Lange, Robin King, Frank Caven, Peter Wolcott, Tyrone White, Lintin Wallen. In late July, Brian Murphy was added to the directors to replace Tyrone White, who left the community.

**On August 6, HVHA was certified by Victoria as per the submitted application. AND – This is why we are celebrating our 30 year anniversary today!!**

I would like to recognize some of the families that worked behind the scenes on our behalf: The Mackies, Prihodas, Evans, LaBlonds, Gruens, Mazurs, to name a few.

In **1994** Mike Staley became President and I became VP. When I entered the world of government interaction 2 things became very apparent: Frustration and the need for patience!

**2005-2007** we lobbied the province to find another owner/developer for the resort and utilities. That is when the Berezan Group came in and brought in a new Master Plan for our area and beyond.

Over time, the HVHA executive and directors have been successful in securing not 1 but 2 OCPs. These legal documents are important because: a) solidifies our name as Hemlock Valley, b) gives property owners rights and privileges that are not controlled by the resort developer (as was the case prior to the first OCP)

The HVHA fought to keep and develop a new transfer station even though the FVRD tried to take it away from us while, at the same time, HV taxpayers were subsidizing waste services in other areas.

We developed an economic story that proved to various government agencies that property owners were investing millions of dollars in Hemlock Valley, despite the slow development of the resort. This resulted in: a) New pavement and new engineering for the S-curves of Hemlock Valley Road, b) Improved relationship with Emil Anderson, c) Enhanced understanding by FVRD of the needs of our community

And now, we are starting to interact with our Sts'Ailes neighbors to help our communities grow.

I have enjoyed working for the past 33 years for all of you. I would like to thank the past and present directors and executive for all of the hard work and volunteer time to make our community a great place to be.

**9) Hemlock Valley Volunteer Fire Department update – Chief Ken Harbord.**

- a. Chief Harbord encouraged home owners to volunteer with the fire department. Kendra von Hahn advised that, all homeowners’ building insurance rates would be lower if there were more volunteer fire fighters.
- b. There is a complete fire ban in place now. This includes a ban on fireworks.
- c. A Wildfire in Hemlock Valley would be devastating. The Provincial FireSmart program recommends that homeowners trim trees and bushes that are around your building 6-8 feet up the trunk to slow/prevent fire spreading along the ground.
- d. A Wildfire Protection Kit is available through the HVVFD for \$239.00. This kit includes hoses and sprinklers to mount on/around the building. This will increase the humidity around your building to reduce risk of it burning. This system can be operated remotely.
- e. ATVs – please maintain low speed on the village roads to reduce dust and injuries. Liability insurance is required if ATVs are operated on the roads. The legal age for operating an ATV is 16 years. Please Ensure your child/youth has adequate instruction to operate an ATV safely.

**10) Sasquatch Mountain Resort update – Milo Buckingham.**

- a. Chris Dyck is new outside operations manager. Troy Raugust is the new manager responsible for Hospitality, Food and Beverage, Guest Services, Rentals, Retail.
- b. SMR will continue to have daily capacity numbers in the 22/23 season. Gold season passes are sold out. Silver passes still available.
- c. Resort Development:
  - i. The slope of the Strawline beginner run has been flattened.
  - ii. Culvert updates have been done throughout the ski terrain.
  - iii. 9 hole disc golf course built – this is free of charge. An 18 “hole” course will be built in Summer 2024
  - iv. New snow shoe trails will be cleared to accommodate hiking.
  - v. Delays to the arial park are due to environmental concerns. The new target date for completion is mid-October.
  - vi. A Mountain Coaster will be built with work starting in 2023. This will start at the top of the Yeti chair, go through a tunnel under Slackline to the bottom of the Sasquatch chair.
  - vii. In Summer 2024 – a chair lift will be open for hikers.
  - viii. The cafeteria will be upgraded and table service will continue.
- d. Other:
  - i. The culvert from the village trail to the village will be replaced. Engineering reports will be finalized next week. Application for this will be submitted then, there is a 45 day wait before this work can start.

- ii. More staff accommodation will be built with hostel and retail space on the ground floor.

Master plan development: Brett Harley and Associates is doing the planning. This will take many years to go through

-Pre phase 1 – (in 5-7 years) P2 condos, retail and parking; in 4-5 years – the Sasquatch chair will be replaced. This will be a fixed quad chair.

Utilities – 4 engineering companies have been engaged to optimize services and plan for growth.

Questions/comments from the floor:

- There is concern re lack of parks and activities in Hemlock Valley. People are taking their recreation and leisure dollars off the hill.
- There is concern re the tennis court property, which is currently unused and available, needs work for the community to use.
- Hemlock Valley needs public space including a community center. The FVRD needs to be lobbied about this.
  - Milo encouraged homeowners to work through the HVHA to bring forward suggestions re community development.

#### **11) Election of Officers and Directors – Rick Mazur facilitated**

All executive and directors were elected by acclamation

President: Kendra von Hahn

Vice-president: Jason Vance

Treasurer: Lino Funaro

Secretary: Kerry Murphy

Directors:

Mike Bogdanovich

Andy Ibbetson

Darko Kos

Josef Hans Lara

John Gould-Thorpe

Jeff Murphy

Aaron Nielsen

Diana Nacer

Adam Perry

Mariann Wotherspoon

**12) New Business**

**Presentations and gifts** - Kendra von Hahn presented thank-yous and service awards to Brian Murphy, Carrie Murphy and Erna Brkch.

She presented a gift to the HVVFD – a print of a painting of Hemlock Valley done by local artist Christianne. A similar gift was presented to the Sts’Ailes guests after their performance.

**Performance** – A 5 generation group from the Sts’Ailes community performed drumming, singing and dancing from their local culture.

The meeting was adjourned at 1:14 PM.