

Hemlock Valley Homeowners Association  
2024 Annual General Meeting Minutes  
September 21, 2024  
Sasquatch Mountain Resort Cafeteria

1. Meeting opened at 11:00 am
2. Attendance: **74 active members attended** – quorum 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.

**5. Approval of Agenda** by Andy Ibbetson, Seconded by Rich Mazur

**6. Approval of Minutes from 2023 AGM** by Brian Murphy, Seconded by Patricia Samuhel

**7. Welcome stakeholders, Speakers, HVHA members, Hemlock Residents**

**8. Treasurers Report – Lino Funaro**

- a. Year opening balance Aug 7, 2023, \$ 10,516.89
- b. 3 Grants – 1 - \$500 FireSmart, 1- \$4,000 Electoral Grant, HELP Grant \$ 4,000
- c. \$ 2616.80 in donations made throughout the year, \$ 40 received
- d. \$ 2641.10 in Community expenses
- e. Bank Balance as of September 21, 2024, \$11,878.21

**9. President Report Kendra von Hahn- Slideshow Posted on hvha.ca website**

- a. introduction of the executive board and board of directors
- b. introduction of the area stakeholders and community demographics
- c. explain the electoral area C breakdown
- d. Application for Off Road Vehicle Grant \$9,400
- e. Tennis courts have new basketball hoop
- f. Hemlock Geocache will meet up with the Route 7 geocache when it is online
- g. Interior & coastal regions trees have Spruce Budworm infestation- cyclical & being monitored
- h. Meetings with Ministry of Transport (MOTI)
- i. Building relationship with community and Developer and Sts'ailes
- j. Learning about Resort Association
- k. Events HVHA held in 2023/2024- Block Party, 3 bbqs avail for all members, community cleanup
- l. More events held in 2023/2024- Wildfire preparedness event at Fire Hall & Woodchipper
- m. Meetings with FVRD – trails connecting Snowmist have been approved \$25K by fvrd, expected build Spring 2025

**10. Vice President Report – Jason Vance – Resort Association**

- a. Potential to increase the quality of life at Hemlock
- b. Build the future of the mountain with SMR and Sts'ailes partnerships
- c. Learn about the culture of the land
- d. Open areas with grass for picnics and spending time with family & friends
- e. Community events
- f. Community investment and development
- g. Grants and income generating assets
- h. Working within specific timelines to achieve goals
- i. Protect investments and increase property values
- j. Ensure the preservation of the community's culture, economic & welcoming foundation for future generations

**11. Hemlock Utilities & Sasquatch Mountain Resort Report– Steve Berezan**

- a. Approximately \$ 1,000,000 spent on water in the last 12 months
- b. Sand filters do not fit in the container – being worked on starting Thursday
- c. Might have to run a line from the water plant to the septic plant because of the discharge being too concentrated and 3 metals from the well can't be discharged into Weaver creek
- d. Should be all fixed by the time the mountain opens for the 2024/2025 season
- e. Other well is at least 18 months away from approval to use water
- f. Everything is up to code
- g. Water is tested weekly
- h. If reservoir freezes again & new water tests good, approval has been given to use new water
- i. Proposed Water increases are to compensate for the \$1,000,000 that was spent
- j. Previous money spent has been re amortized from 7 years to 15 years. Applied to not restock emergency fund (Water commission requires it normally. Equals 5 % of water bill)
- k. Study to pull from Harrison came in at \$55,000,000 – not economical
- l. Looking at another study for more wells in different areas of the CRA
- m. All new services will have a hook up fee (approx. \$10,000) to help with new infrastructure
- n. All infrastructure is 75 years old; water lines need to be redone around village
- o. Water meters to be installed on high use cabins and the lodge – data in the next 12 months
- p. Typically, a community uses 38 % less water when metered
- q. Terry Pratt, previously with Ministry Resort Branch has been hired to work on the Master Plan
- r. Staff Housing P2 & P4 applications - FVRD requires this prior to any other development
- s. New GM start on Oct 1 2024– Brad **Giddens** from Silverstar

**12. Hemlock Valley Fire Department Update – Captain Dave Gilmore**

- a. 9 members currently
- b. Looking for new volunteers
- c. Practice on site 3<sup>rd</sup> Saturday of every month
- d. Funded by FVRD

**13. Fraser Valley Regional District Update- Area C Rep – Mel Waardenburg [mwaardengurg@fvr.ca](mailto:mwaardengurg@fvr.ca)**

- a. MOTI – met with them on Tuesday Sept 17 2024 and advocated for the Hemlock Valley Road
- b. Approved Electoral grant for \$4000
- c. Helped approve \$ 25,000 trail to connect Snowmist
- d. Clean up week – will help with bin in the Spring 2025
- e. Medical Center- will be open to the public, unknown what services will be provided
- f. Morris Valley Power Project – completed

**14. Hemlock Emergency Lookout Program (H.E.L.P) – Carrie Murphy hvha.ca/help/**

- a. In the event of a catastrophic emergency, community unassisted for at least 72 hours
- b. Make sure homes, cabin, vehicles are supplied in the case of emergency
- c. Goal of H.E.L.P – increase resilience as a community
- d. Collaboration with the fire department, learning and practicing new things
- e. Sasquatch Mountain Resort lodge/cafeteria is our community shelter
- f. Fire incident Commander, or Chief, calls out H.E.L.P team – team calls property owners and or family contacts
- g. Please update your contact information with the team – all information is confidential
- h. H.E.L.P grants via homeowners association- purchased supplies for emergencies

**15. Guest Speaker – Larch Business Services – Deanne Steven**

- a. Resort Associations in 4 Ski Resorts in BC- Sunpeaks, Silverstar, Whistler, Red Mountain
- b. WHY Resort Association – signals to government community is interested in moving forward, long term funding. Bring Municipal Regional District Tax (MRDT) local. Currently, MRDT collected from Hemlock short-term rental hosts and then sent to Tourism Harrison. Increase property values.
- c. HOW- Provincial legislation, 3<sup>rd</sup> party that works for everyone. Requires 51% approval of homeowners in boundary, Registered non – profit, Structured board- not yet determined.
- d. WHAT Resort Association Funds can be used for – marketing, shuttles, create & maintain trails, pools, visitor center, conference center, events, signage, coaster, Mountain biking, golf course. Can own assets.
- e. Process – community & district support. Bylaws written. Signatures of 51% of Parcel Identifier PID
- f. Types of grants available - Canada summer jobs, Destination BC marketing, Gaming grants – capital projects \$250K, Tourism Relief \$500K
- g. Example - Summer job grant can employ 6 people to run play structure, campground, festivals

**16. New Business**

- a. Increase HVHA fees from \$10 per person a year to \$20 per person a year-approved
- b. Increase goes into effect Sept 2025

**17. Election of Officers and Directors – Rick Mazur facilitated**

All executives were elected by acclamation

- President- Kendra Von Hahn
- Vice President- Jason Vance
- Treasurer: Lino Funaro
- Secretary: Kerrie Murphy
- Past President: Brian Murphy

Directors:

- Andy Ibbetson
- Marianne Wotherspoon
- Jeff Murphy
- Mike Bogdanovich
- Adam Perry
- Jody Squires
- Darren Brown-John
- Phil Willett
- Naomi Chabauty
- Mike Van't Hullenaar

Meeting End 1:42 pm