



2025 Annual General Meeting Minutes

Saturday September 13, 2025 at Sasquatch Mountain Resort Cafeteria

1. Meeting opened at 10:03 a.m.
2. Attendance: **53 active members attended** – quorum established
3. **Welcome** – Kendra Von Hahn, President
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 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 Homeowner James Pearson, Seconded by Director Andy Ibbetson
6. **Approval of Minutes from 2024 AGM** - not completed. Will be completed at the next scheduled AGM on Sept 19 2026.
7. **Welcome Guest Speakers, Hemlock Valley Homeowners Association members, Hemlock Residents & Introduction/Thanks to 2024/2025 Board of Directors**
8. **President Report Kendra von Hahn- Slideshow Posted on hvha.ca website**
 - a. Introduction of neighbors and the executive board and board of directors
 - b. Hot topics- Utilities, Bud worm, Sasquatch Mountain Resort, Resort Association, Parks, Wildfire, Hemlock Emergency Lookout Program
9. **Treasurers Report – Lino Funaro**
 - a. Year opening balance Sept 21, 2024 \$ 11, 878.21
 - b. 2 Grants – 1 - \$500 FireSmart, 1- \$4,000 Fraser Valley Regional Grant
 - c. Bank Balance as of September 13, 2025, \$11,879.00

10. Utilities – Brian Murphy

a. The British Columbia Utilities Commission (BCUC) has re-opened investigation against Hemlock Utilities – no decision yet. Administrative penalties were issued for non-compliance related to leaking into creek water.

Questions / Comments: Homeowner brought to the attention that his basement had just recently flooded with sewage. Plumber has been in 3 times and when scoped to the road, it was found that the sewer line was fractured as it was placed on boulders. Homeowners want the Fraser Valley Regional District to be aware of the incidents happening in Hemlock Valley.

11. Communication - Kendra von Hahn, President of Homeowners Association

a. Newsletter – Newsletter is called Hemlock Howler. Marianne, Communications Director, has sent out approximately 25 newsletters to members. To receive newsletter email infohvha@gmail.com

b. Facebook – Kerrie and Andy do their best to keep non bias information flowing

c. Website – Jason maintained & Adam added a podcast to simplify Utilities information!

d. Events – 5 free community events offered to all members over the past year– two Hot dog lunches at Ski Club, one Firesmart BBQ at firehall, one Neighborhood clean up and BBQ, one Block party

12. Hemlock Emergency Lookout Program (H.E.L.P.) – Carrie Murphy, Leader

a. Started 3 years ago, now up to 30 volunteers including 7 leaders

b. Take a quality improvement approach, working with fire department and debriefing to find ways to improve call outs

c. Homeowners Association helped to donate money toward leader bags for on the go calls and other supplies to be used in the event of an emergency

d. Last year several initiatives were done including Avalanche preparedness contest, working with Firesmart – it's not too late to have Firesmart do an assessment

e. Always looking for more volunteers, communications, social media and on site

13. Hemlock Valley Fire Department – Ken Howsam, Fire Department Deputy

- a. 2025 statistics to date- 33 call outs so far. 5 medical, 3 carbon monoxide, 10 smoke alarm, 6 ski hill, 6 out of area (non-response) 3 burning (campfires during fire ban)
- b. Events - Training in Oliver, Fire Chief convention, Officer Training, Fire Smart, Open House, Working with H.E.L.P.
- c. Looking for more help – see a fireperson near you
- d. WHY JOIN - Free training, conferences, workshops, certificates, endorsements, government grants, help with your community, transferable skills
- e. When calling for help while at Hemlock you can call 911 and request Hemlock Valley Fire Department or call non-emergency

14. Trails – Jeff Murphy, President of Trail Society

- a. Formed Trail Society 9 months ago. Received a government grant for off – road vehicle trail from the village to Harrison
- b. Working on a linear beautification trail between the Resort and Mt. Downing. Thank you to TD & J Enterprises Ltd have donated a picnic table
- c. Have a signed Memorandum of Understanding with Berezan for the park / Tennis courts. It talks with Sasquatch Mountain Resort and Sts’ailes on planning and signage
- d. Working on making sure there is representation for everyone involved (stakeholders) hikers, walkers All Terrain Vehicles (ATV), Utility Terrain Vehicles (UTV) and bikes. Goal is to give everyone a safe space to enjoy Hemlock Valley.
- e. Website is www.hemlockvalleytrails.ca email is hemlockvalleytrailsociety@gmail.com

14. Fraser Valley Regional District (FVRD) – Mel Waardenburg, Area C Fraser Valley Regional District Rep

- a. FVRD provides services such as the Transfer Station, Fire Department, Fire Protection, Emergency Management, Parks and Trails, Transit,
- b. Grants were given to Homeowners Association \$4000 & Ski Club \$3200
- c. Emergency Evacuation Plan is being worked on for Hemlock Valley, should be available on the Fraser valley Region District Website by February
- d. Trail from Snowmist Drive to Edelweiss Drive starts this week -1st phase not motorized to connect lower village with the upper village. The budget is set at \$110,000

e. Road – FVRD does not own any roadways. Mel has met with ministry representatives to highlight Hemlock Valley road needs attention. Mel has requested a meeting with the Minister of Transport at the upcoming Union of BC Municipalities (UBMC) Sept 22-26 2025

f. Tony Luck is our local MLA – Mel finds him to be very helpful, please email him with concerns about the Road, Utilities etc Tony.Luck.MLA@leg.bc.ca

g. Resort Association – overseen by the province with the approval given by the Ministry of Housing and Municipal Affairs. The Resort Association Act requires the local government to approve the resort promotion area and the proposed bylaw of the association based on approval of the property owners. Meetings regarding Resort Association will be held. Agenda will be posted on October 3, 2025, for the meeting on October 9, 2025, the second agenda will be posted on October 17, 2025 with the final meeting on October 23, 2025

Question / Comments:

1. Are accidents being reported on the road to Hemlock? Yes, reports are done by Hemlock Valley Fire Department and sent to Ministry of Transport & Infrastructure
2. Is FVRD concerned about how Utilities are being run? FVRD does provide utilities in some areas but not in Hemlock

11. Sasquatch Mountain Resort (SMR) – Brad Giddens, General Manager

a. Sasquatch Chair electronics repaired \$100,000

b. The goal is to have year-round activities, Snow cat tours to come

c. There will be a shuttle from the valley

d. Purchased a new winch cat

f. Aerial Park – working with Work Safe BC to get running for summer 2026

g. Vision for SMR – trails, biking, aerial, disc golf

h. Spruce budworm – 100 hectares, worst in province, BC government is running a pilot project in Hemlock for the removal. The goal is to have it removed by summer 2026

i. Contact emails welcome to GM at bgiddens@sasquatchmountain.ca

Questions / Comments:

1. Rumor has it that the trail from Snowflake Crescent to SMR will not be groomed? Correct, the groomer is too wide to cross the bridge
2. Comment that parking lots were poorly managed for 2024/2025 snow season

12. Sts'ailes First Nations – No Representative Present - Jason Vance, Vice President of Homeowners Associations highlights recent meeting with Sts'aalis

- a. Work on a 7-generation impact
- b. Resort Association appears to be best way for all groups

13. New Business

- a. Resort Association - video Presentation by Deanne Steven from Larch Business Services Board of Directors – Is looking like 7 seats, 1 Sts'ailes, 4 Homeowners, 2 Resort

Started the process to include other local Bands

Question from homeowner: Does the resort Property count towards or have a heavier weight in the requirement to get 50% of the property values to petition? Berezan amounts to 2.36% of the total

- b. Primary Care Clinic on Lougheed Hwy run by the Sts'ailes called Eymeth Health Center

14. Elections- Rick Mazur

- a. As outlined by Association bylaws as governed by the Society Act all board positions step down as 1 year term has been completed
- b. Elected Board for 2025/2026 is:
 - i. **President** Kendra von Hahn
 - ii. **Vice President** James Pearson
 - iii. **Treasurer** Lino Funaro
 - iv. **Secretary** Anna-Maria Karout
 - v. **Director** Adam Perry
 - vi. **Director** Jody Squires
 - vii. **Director** Naomi Chabauty
 - viii. **Director** Jason Vance
 - ix. **Director** Kerrie Murphy
 - x. **Director** Jennifer (Jenn) Bamara
 - xi. **Director** Amanda Pearson
 - xii. **Past President** Brian Murphy

15. Meeting ended at 12.22 pm