



Meeting Minutes of the Annual General Meeting

June 27, 2019 1900 PM

Location: Westin Hotel 1999 Country Club Way Victoria

Present: Bill Stafford, Kyle Fuzi, Joe Matuska, Tammie Enyurekli, Charles Lugosi, Michel Lavigne, Bob Flitton, Jim Armstrong

Absent, with regrets: Nil

1. Call to Order

The annual general meeting of Bear Mountain Community Association was called to order at 1900 PM on June 27, 2019 at the Westin Hotel by Bill Stafford.

2. Confirmation of a Quorum

Quorum was established through best estimate guess of the membership in attendance.

3. Agenda

- Approval of the agenda
- Approval of previous minutes
- Welcome members – Bill Stafford
- Q&A with guest speaker Lillian Szpak of the City of Langford
- Q&A with guest speakers Shannon Drew and Ryan Mogensen from Ecoasis
- Directors Report – Bill Stafford
- Financial Report – Joe Matuska
- Community Service Award – Joe Matuska
- Dog Waste Abatement Project Report – Joe Matuska
- Membership fee increase [vote]
- Final questions from the floor
- Election of Directors
- Adjournment

4. Approval of Agenda

Motion: To approve the agenda as presented

Moved: Tammie Enyurekli

Seconded: Michel Lavigne

Carried.

5. Approval of Previous Minutes

Motion: To approve the minutes from the BMCA Board of Directors Meeting held June 4, 2019.
Moved: Joe Matuska
Seconded: Michel Lavigne
Carried.

6. Welcome Members

Bill Stafford welcomed the membership.

7. Q&A with Lillian Szpak – City of Langford

Bill Stafford introduced Lillian Szpak from the City of Langford to the membership for question and answer period.

Q: Is there going to be a bike lane on the new [Leigh Road] side of the Parkway?

A: Eventually there will be sidewalks and a bike lane. The new roadway was built wider to accommodate. The timeline depends on the development that goes in as that will pay for the bike lanes.

Q: Can we get deer crossing signs? Can we disseminate the contact number and information for Bear Mountain residents to call for deceased or injured animals on the roadway?

A: BMCA to put the information on the BMCA webpage and email to membership [**ACTION – completed**].

Q: The area near Players Drive should not be being used as a parking lot for construction equipment and vehicles. What is being done about this?

A: The site formerly known as the Quigg development site and located at 2131 Players Drive is being used by a developer as a construction management office with accessory outdoor storage. The City of Langford has granted a Temporary Permit which expires on January 2020. All outdoor storage must be screened by a solid 6ft fence.

Q: What is the City of Langford's position on Air BnB's? Reference was made to an article that outlined how short-term rentals were being driven outward from city limits i.e. Bear Mountain.

A: There will be no bylaws on short term rentals added by the City of Langford at this time. The City's position is to stay neutral on the issue and they will only exert their power with the current bylaws that help to address some of the short-term rental issues

i.e. parking, noise. This position is due to budget and lack of opposition to short term rentals.

The Board of Directors referenced their BMCA's Short Term Rental Survey which revealed that 80% of the residents on Bear Mountain oppose to short term rentals which is very worthy of attention.

Q: Can you clarify the information about the Air BnB 2% tax to the City?

A: The City of Langford is not aware of any 2% tax from Air BnB's to the City.

Q: What are the expectations of the landscaping contract that is contracted to maintenance the road divider going down the Parkway [old side]?

A: The City is working hard with the Victoria City Contracting Association. [Lillian Szpak]. The landscaping company is having a hard time right now with the safety of staff working in the middle of the road divider, irrigation issues, and staffing issues.

[Ryan Mogensen]

Q: What is being done about the irrigation lines showing and the many tree's missing in the middle divider [old Parkway]?

A: Write a letter to the City Parks Department with your concerns.

Q: Is there a time limit to development permits. Navigator Rise II was referenced as an example?

A: Not in that instance

Q: Suggestion that a noise bylaw be made for residential areas. A noisy grad party on Nicolas Drive where the police were called to attendance was referenced. The police reported that they do not manage noise complaints.

A: There is a noise bylaw but not one referring to decibel level, rather the current noise bylaw is about perception of noise.

Q: What is the City doing about the Speculation Tax?

A: The province has made the decision on Speculation Tax. The City does not agree with it and has done everything it can to veto it. The City will continue to advocate for the Bear Mountain residents in this regard.

Q: Is there a new high school being proposed for McAllum road? Will it be built and when?

A: There is an 800-seat high school proposal for the area being cleared across the street from Costco. The announcement will be made by Rob Fleming [Minister of Education - Victoria] ...no timeframe yet.

Q: Is there an evacuation plan for Bear Mountain in the event of a fire?

A: Council has a plan for food and water for residents. In the event of a major issue the City works with all the emergency and social services. Criteria for fire safety and being fire smart will be posted on the City of Langford's website. **We have subsequently received correspondence on this issue from the Langford Fire Chief which will be circulated in an email.**

8. Q&A with Shannon Drew and Ryan Mogensen – Ecoasis

Bob Flitton introduced Shannon Drew [President of Corporate Affairs and Community Initiatives] and Ryan Mogensen [Land Development Manager] from Ecoasis and provided membership a short introduction to what Ecoasis does. Ecoasis specializes in land acquisition and development of residential and resort real estate-signature properties. They also manage the golf course and do betterment for the community every day. Shannon clarified the 'Bear Mount Neighbors' magazine is not an Ecoasis publication. Ecoasis is launching their own new magazine in the near future. Ecoasis does publish a newsletter that is released a few times throughout the year and this newsletter is under review. To make suggestions contact info@ecoasis.com.

Q: What is the proposed building behind Jacks, across from Finlayson Reach?

A: The proposed buildings in this area will be the 'Retail Area' that will consist of retail, grocery, a large public plaza, and the Canadian Sports Institute in partnership with the City of Langford. [Ryan]

Q: What consultation is Ecoasis doing with neighbors?

A: An Ecoasis driven open house with Dan Matthews [President and CEO of Ecoasis] is being planned for this fall where Ecoasis can share information with residents and residents can ask questions and provide input into future purposed plans for the community. [Ryan and Shannon]

Q: What is happening with "The Lofts at Bear Mountain" building?

A: Ecoasis does not own this building or the land which it is on so cannot comment. [Ryan]

Q: What is happening with the 13th hole?

A: Ecoasis does not have plans as of now for this hole. But there are plans for the 6th & 7th hole. More discussion about this can be done at the open house. “The ten-year outlook is market driven.” [Ryan]

Q: Is Ecoasis marketing Bear Mountain for sale?

A: No. “This is a rumor that never goes away.” However, if partnership is offered then Ecoasis will entertain. [Ryan]

Q: What is happening near hole #2 which is currently a gravel parking lot?

A: A high-rise at the far end and a retail plaza at Ponds Landing end with residential in the middle. Possibly 4 to 6 stories high. The current intention is that the Canadian Sports Institute Pacific is looking to own and operate the building. [Ryan]

Q: What is the next plan with Pinehurst?

A: March/April 2020 completion date for the Parkway to the property line and then Pinehurst to start with sale and build. [Ryan]

Q: What is the next build?

A: Highlands near hole #15 & 16 on the Valley course. [Ryan]

Q: What is happening with Elevate beside Troon Court?

A: There is an active permit now to bring existing structure to code. Then the build can begin to go vertical. Timeline is for next year and more information will be shared at the open house. [Ryan]

Q: Will Elevate fit into the current flavor of the neighborhood?

A: Textures, material and color must fit into the community. The previous “Chalet” build was very expensive. Ecoasis is trying to be efficient. [Ryan]

Q: Is there a plan for Players Drive?

A: No. Not right now. [Ryan]

Q: Is there going to be a kid’s area near 1454 Bear Mountain Parkway?

A: The current rock quarry is tentatively purposed to be a park and dog walk. There will be public/community engagement about these plans. [Ryan]

Q: What are the plans for Cypress Gate at the back side of hole #3?

A: Ecoasis is 50% developed. Durwest Construction Management Inc. is now the company to supervise development. [Ryan]

Q: It was noted by a member on the floor that pay parking has been initiated in some areas around the hotel. \$15/day, \$10/4 hours.

A: No explanation offered.

9. Directors Report

Bill Stafford presented a Directors Report to the membership.

- Introduction of the volunteer Board of Directors and what the BMCA is
- Outline of the type of activities that the Board undertakes
- Summary of the benefits of membership
- Synopsis of the accomplishments of the year
 - Short Term Rental Survey and a report of the findings from the survey to the City of Langford
 - Use of chemicals in the landscaping, herbivore control
 - Advocated for an additional dog park
 - Updated website to allow online payment and a membership database
 - Supported Highland Community Association to oppose the proposal for more long-term rock blasting, noise and dust on Millstream Rd.
 - Attended meetings and commented on the proposed Provincial Speculation Tax
 - Assisted residents with noise violations
 - Identified and resolved problem parking in several locations
 - Instituted the Dog Waste Abatement Project
 - Obtained and disseminated information about traffic circles and how to navigate them
 - Communicated with Ecoasis about land use, landscape and fence design
 - Initiated communications with RCMP and the City of Langford about speed and crosswalk safety issues on the mountain which lead to some safety enhancements

10. Financial Report

Joe Matuska provided the financial report to the membership.

- Income:
 - Membership [75 members, \$750.00]
 - Annual community golf event [net income after expenses \$4000.00]
 - Donations from Dog Abatement Project [over \$1000.00]

- Expenses [\$4000]:
 - BMCA website maintenance
 - Directors Insurance
 - Survey costs
 - Dog Waste Abatement Project
 - BMCA brochures
 - Halloween event treats
 - AGM room rental – significant discount [80%] this year with thanks to Brian Harrington [Westin General Manager] and Kyle Bowman
 - **After expenses, BMCA will break even this year**

11. Community Service Award

Joe Matuska presented the first Annual Community Initiative Award.

- This award provides an opportunity for the BMCA to recognize the good work being done by members of our community.
- It will be presented to an individual (s) who has donated their time and services for the benefit of the Bear Mountain community.
- Jorge Munoz and Terry McRorie of Ponds Landing were the recipients of this year's Community Service Award [Jorge Munoz accepting] for their personal initiative of 2 months' worth of hard work cleaning out all of the bushes around the pond behind Ponds Landing. This has resulted in the enhanced beautification of the pond and the return of the ducks.

12. Dog Waste Abatement Project Report

Joe Matuska provided a project report to the membership.

- Given the decreased amount of visible dog excrement on the mountain and the substantial use of the bins, the Dog Waste Abatement Project has been deemed successful
- Over the last year 4 waste stations have been installed along the Bear Mountain Parkway. Both St Andrews Walk and Ponds Landing have had 1 bin installed on their respective properties. A location that would benefit from a dog waste station is the park near the mailboxes at Spirit Ridge and Players Drive.
- The bins are managed by volunteer residents however the project has outgrown the volunteer phase of the initiative. The Board of Directors has reached out to the City of Langford for assistance with both expanding the project and with waste management.
- A new dog waste bin was on display and available for donations for purchase.

13. Annual membership dues increase to \$20.00 per individual

BMCA members voted in favor of the annual membership dues to increase from the current \$10.00 per individual to \$20.00 per individual. This due increase will start January 1, 2020.

- One of our two new directors, Marjorie Brown-Watts, raised the point that the “sustainable route to increasing the BMCA revenues was by prioritizing a membership drive aiming for an increase of 50% new members by next year. Brown-Watts talked about the many benefits to the community which will come by building the membership such as adding to the vitality, the participation, the sense of belonging of a more vibrant participatory community”

14. Final questions from the floor

Q: A member suggested that the Bear Mountain Community Association website should be set up as to provide an acknowledgement to the payee that their membership/donation was processed.

A: Bill Stafford to ensure this important feature is added [**ACTION**]

Q: A member asked if we could get speed bumps and increased speed control on the Parkway to slow drivers down.

A: The Board of Directors have engaged the Westshore RCMP about the speed issues on the Parkway and the police’s position is that they do not use speed bumps for speed control but they have recently had a site visit and have collaborated with the BOD, Ecoasis, and the City of Langford in the renewed painting of the crosswalks and with the installation of the flashing lights at the village round about cross walks [awaiting project completion].

15. Election of Directors

All executive positions will be determined at the next scheduled Board of Directors meeting after the AGM [July 9, 2019].

- Brian Johnston has stepped down from the Board of Directors
- All current directors were elected by acclimation
- Marjorie Brown-Watts and Ellen Oboler were nominated and elected by acclimation to the 2 of 3 empty seats on the 11 seat Board of Directors.
- Brigitte Nielsen was nominated post AGM and will be considered for the final seat at the next scheduled Board of Directors monthly meeting July 9, 2019.

16. Adjournment:

The meeting was adjourned at 2100.

