

# BEAR MOUNTAIN COMMUNITY ASSOCIATION

## MEETING MINUTES OF THE BOARD OF DIRECTORS

April 13, 2021 – 7:30 pm

Location: Virtual Meeting Participation via Zoom

Present: Ev Pollock, Joe Matuska, Bob Flitton, Cyrus Lim, Jim Stobie, Kyle Fuzi, Dr. Charles Lugosi, Terry Trace

Absent, with regrets: Bill Stafford

Call to Order

The regular meeting of the Board of Directors of Bear Mountain Community Association was called to order at 7:32 pm on April 13, 2021 by Ev Pollock via Zoom.

1. Confirmation of a Quorum

A quorum was achieved with 8 out of 9 Board of Directors in attendance.

2. Approval of March 9, 2021 Minutes

Moved by: Jim Stobie  
Seconded by: Joe Matuska

That the Minutes from the Bear Mountain Community Association Meeting of March 9, 2021 be approved with no amendments.

Carried.

3. Approval of Agenda/ Additions

Moved by: Jim Stobie  
Seconded by: Joe Matuska

That the Agenda be approved as presented with no additions.

Carried.

4. Agenda

I. Business arising from March 9, 2021 minutes

1. Speed/Traffic/Pedestrian Safety:

a) School Bus Safety Concerns – data for Bear Mountain experience

Ev reported she has not heard back from the Manager of Transportation School District No. 62 following a request for more details about the 10 School Bus incidents reported on Bear Mountain from September 2020 – January 2021.

Action: Ev will continue to pursue.

b) Crosswalk Safety

It was reported visibility issues at Champions Way traffic circle continue to exist. Some pedestrians about to cross or are in the crosswalk apparently are not seen through the garden growth by drivers of vehicles who drive right through.

Action: Bob will check to see if the gardens in the round about have been pruned back.

Terry reported she recently witnessed an incident involving a truck being flagged down by a mother waiting at the Riviera crosswalk for her children to get off the school bus. The bus driver was also honking his horn to get the truck driver's attention. Terry spoke to the mother following, and requested she advise BMCA of future incidents. The mother stated she had sent a video of a previous incident to the police.

It was also noted some pedestrians cross the road without using the crosswalks.

The concept of volunteers monitoring bus stops and crosswalks to gather data especially during peak times was discussed.

Action: Ev will contact the School District to identify where schools buses stop on Bear Mountain .

Moved by: Charles Lugosi

Seconded by: Cyrus Lim

That Jim, Ev and Cyrus work together to solicit Bear Mountain residents to assist with a volunteer traffic/pedestrian safety program. All avenues of communication available to the BMCA (including our new newsletter) to recruit interest from the community will be utilized.

Carried.

2. Bear Mountain Activity Centre Update

BMCA was advised the Bear Mountain Activity Centre renovations should be completed soon. The Center opening will likely be delayed due to COVID restrictions.

3. Litter Pickup/Garbage Receptacles

Ev reported she had been in contact with City of Langford Engineering to request additional garbage receptacles be installed along the Bear Mountain Parkway. The request was denied at this time due to costs related to supplying the receptacles, installation, and maintenance.

It was noted this issue will continue to be monitored as litter is unacceptable to BMCA. Other solutions will be explored.

Action: Joe will continue to be the BMCA point person with the City of Langford on this matter.

Roadside Clean up

Joe reported he, Cyrus, and Jim met on March 14, 2021 at the Bear Mountain Coffee Shop and proceeded south on the Bear Mountain parkway to the view point just prior to South Point to pick up roadside litter. He noted the amount of litter and garbage, relative to last July, was not as bad.

4. Private Property – Ecoasis - March 2021 meeting

Ecoasis advises it is establishing and implementing a new community safety and security program to monitor non-golfer walking and activities on the golf courses. This initiative is a priority to resolve safety and liability issues necessitated with the arrival of warmer weather and increased trespassing.

At the same time, Ecoasis will be launching a new Trail Network program for Bear Mountain residents.

II. Reports from sub-committees

III. Financial Report

Joe Matuska reported the BMCA account balance for April 2021 is \$1,854.90 compared to \$2,777.00 in April 2020.

Joe also reported 77 members have paid their annual Bear Mountain Community Association dues as of today's date.

IV. Membership Covered under Financial Report

V. Dog Waste

Joe stated relying on volunteers to maintain dog waste receptacles on Bear Mountain, is no longer sustainable.

He has explored costs to hire a third party to manage waste receptacles. .

- Victoria Contracting quoted the best price at \$281.66 per month or \$3,600 annually to service 4 dog waste stations twice per week.

As evidenced by our financial report, BMCA cannot afford a contracted service at this time. A suggested alternative is to seek out donations/sponsors to maintain this important service. Alternatively BMCA will unfortunately have to shut it down.

Discussion re looking for donations/sponsorship to support the dog waste service occurred. Kyle Fuzi stated it was possible his company maybe willing to provide some financial assistance to maintain dog waste receptacles. The Board expressed thanks and appreciation.

Action: Kyle

It was also suggested that other businesses be approached for financial assistance with a notice recognizing their donations posted at the stations.

Advertising for additional sponsors will be included in the new upcoming BMCA newsletter.

Discussion to continue at the next meeting.

VI. Covenants and Bylaws – Deferred due to lack of time.

VII. Communications

- i) BMCA Email – Monthly tracking and trending
- ii) Website Renewal
- iii) Posting Board Minutes

Email tracking/trending for March was limited. A report will be sent to Directors.

A short discussion about the refreshed BMCA Website included Cyrus explaining the inclusion of MailChimp as an email distribution portal. It will be a more efficient method to communicate to BMCA members. It also provides the opportunity to unsubscribe.

Ev stated she is very pleased with the refreshed website.

Board minutes starting from October 2020 are now posted on the BMCA website.

5. New Business

I. Director Vacancies – Call for interest

Moved by: Ev Pollock  
Seconded by: Joe Matuska

That a “Call for Interest” be posted on the BMCA Website for 3 Director positions to serve on the Bear Mountain Community Association Board as soon as possible.

Expressions of interest to be brought forward to BMCA Board May 2021 meeting for consideration.

Carried.

II. New Residents:

The issue related to formally welcoming new residents to the Bear Mountain Community was raised.

Kyle reported that 77 real estate sales on Bear Mountain have occurred since January 2021.

A variety of ideas to welcome new residents were proposed. All of which would require funding to achieve. It was agreed a letter of welcome noting some Bear Mountain Community highlights and a link to our Website is the most affordable approach.

Moved by: Charles Lugosi  
Seconded by: Cyrus Lim

A formal approach to welcome new neighbours to Bear Mountain be tabled for further discussion.

7. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 pm on May 11, 2021 via Zoom.

8. Adjournment - meeting adjourned at 9:00 pm