

BEAR MOUNTAIN COMMUNITY ASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

June 8, 2021 – 7:30 PM

Location: Members Lounge – Westin Hotel

Present: Ev Pollock, Terry Trace, Joe Matuska, Bob Flitton, Cyrus Lim, Rick Kroeker and Jim Stobie.

Absent, with regrets: Dr. Charles Lugosi, Bill Stafford and Kyle Fuzi.

1. Call to Order

The regular meeting of the Board of Directors of Bear Mountain Community Association was called to order at 7:33 PM on April 13, 2021 by Ev Pollock in the Members Lounge at Westin Hotel.

2. Presentation: Mr. Dave Clarke, Westin Hotel update

Mr. David Clarke, representing the Westin Hotel made a presentation to the Board with respect to ongoing renovations of the Westin Hotel. Mr. Clarke advised the Board that the hotel changed ownership July 20, 2019. He noted that they had renovated the spa to give it a fresh look with physical changes to signify a new owner.

Mr. Clarke noted that the Hotel owner hired CHIL, a Vancouver Interior Design Company, to design the renovations for the hotel. Their goal is to have a 5 Star hotel. He noted that they are currently renovating the Ball Room and Patio area. He indicated that the Patio area is scheduled to open in early July 2021. He further indicated that there are a few more phases to go with respect to the renovations including the Lobby, Private dining rooms, Wine Room, Pool and Restaurants and once they have completed all the main hotel renovations, they will renovate the 91 guest rooms.

He noted that the lobby would have a casual and organic look with individual check-in desks situated in front of a full-length fire place with a marble wall. The existing stairs to go downstairs from the Lobby will no longer exist and there will be a large oval open bar to welcome guests as a new focal point when entering the main Lobby. The bar will open at 7:00 a.m. and serve breakfast and coffee until 11:00 and then open as a regular bar. Elevators will provide access to the lower level.

Mr. Clarke noted that the Hotel hopes to have the pool, located on the lawn area below the deck, completed for guests to utilize in 2022 depending upon obtaining the appropriate permits on time.

He further noted that the existing Wine Cellar down stairs would be replaced with a new Wine Room on the upper level for easier access. He noted that lighting fixtures were designed by Preciosa and Serip and are beautifully designed hand-blown glass.

Mr. Clarke advised the Board that the hotel hired a new French Chef from Philadelphia, a new General Manager from the Fairmont Pacific Rim and a new Beverage Director. To see drawings <https://www.dropbox.com/s/46jtdnnn214vwbc/BMCA%20Presentation.pdf?dl=0>

The Board thanked Mr. Clarke for his presentation.

3. Introductions/Welcome: New Director Rick Kroeker

Mr. Rick Kroeker was welcomed as a new Bear Mountain Community Association Director. Mr. Kroeker outlined some of his experience to the Board. He noted that fundraising is his specialty and at the current time he is finishing up a few commitments so will act in the capacity of a light weight Director until he has finished his current commitments and that he looks forward to becoming a fully active in the near future.

4. Time Keeper

It was agreed that Jim Stobie would act as Time Keeper for the said meeting.

5. Confirmation of a Quorum

A quorum was achieved with 7 out of 10 Board of Directors in attendance.

6. Approval of May 11, 2021 Minutes

Moved by: Bob Flitton
Seconded by: Jim Stobie

That the Minutes from the Bear Mountain Community Association Meeting of May 11, 2021, be approved with the following amendment: name correction for new Director Rick Duffus to Rick Kroeker.

Carried.

7. Approval of Agenda

Moved by: Jim Stobie
Seconded by: Joe Matuska

That the Agenda be approved with the following additions:

- a. 9(f)(v) Under Communications: Facebook
- b. 10(e) Under New Business: Undeveloped Land On Bear Mountain

Carried.

8. Business Arising from the Minutes

a) Speed/traffic/pedestrian safety and School Bus Safety Concerns

Ev reported that she spoke to Mike Jacobson, Head of the Traffic Division, of the RCMP, and he reported that 12 additional patrols had taken place on Bear Mountain Parkway, over the last two months. 2 tickets were issued and 9 warnings were issued with respect to speed up at Bear Mountain. Driver records are reviewed as part of the decision to issue warnings versus tickets. He further advised that most of the offenders were local residents.

With respect to school buses, new video cameras were installed in the school buses in April and to date 2 videos from Bear Mountain were submitted to the RCMP of cars not adhering to a school bus stopped with flashing lights/warning signs requesting drivers to stop. 2 written warnings were sent to vehicle owners. It was further noted that once the road construction is complete, there would be a few additional pull-offs for monitoring speeding traffic. Ev advised the pamphlet to be distributed to the Bear Mountain residents includes an emphasis on public safety.

b) Terracap 360 Update

Ev reported that Bob Flitton and Ev attended a video meeting with the Terracap representatives regarding the Turnberry Development. It was noted that the Terracap representatives would attend the BMCA meeting of July 13, 2021 to fill the Board in with respect to the upcoming development. In additional, it was noted that they are building a sales centre at Ponds Landing to market the Elevate Condo.

c) Broom Removal

It was reported that there were a dozen volunteers cutting the broom bush under the supervision of the City of Langford. It was noted that it was a very good turnout.

9. Reports from sub-committees

a. Financial Report (Joe)

Joe Reported that BMCA currently has \$3,907.30 in the bank with payables owing in the amount of \$713.50, leaving a balance of \$3,193.80.

b. Membership (Joe)

Joe reported that BMCA currently has 95 paid members opposed to 100 members at the same time in 2020.

c. Dog Waste (Joe)

Joe reported that as of June 1, 2021, Victoria Contracting is now managing the 4 dog waste stations located along Bear Mountain Parkway thanks to generous donations.

d) Funding Donations (Joe)

Joe reported that there have been \$2,133.32 in donations since January 1, 2021, but BMCA still needs \$3,863.00 to meet the financial needs of BMCA to March, 2022. He further noted that a letter of thanks would be sent out to the generous financial donors.

e) Covenants and Bylaws (Bob & Terry)

Bob reported that there was only one real issue this month and that was a wooden fence built at Rivers Crossing, however this development the District of Highlands boundaries and cannot be enforced within the Bear Mountain Bylaws.

f) Communications (Cyrus)

i) BMCA email – monthly tracking and trending

Cyrus reported this month was basically status quo with Inquiries regarding the Activity Centre and people requesting to post business advertisement on the BMCA website.

Ev noted that she would contact IDEAZONE and ask about maintenance on a quarterly basis to cut cost.

ii) Newsletter – June Edition

Ev reported that she would draft a newsletter requesting volunteers and to acknowledge donors.

iii) Gateway Park Progress

Bob Flitton reported that the dog park to be constructed by the City of Langford is scheduled for this year, however there has been a slight delay in getting started due to a staff change at the City.

iv) Pamphlet – Update

Ev reported that the pamphlet is ready to go and expressed thanks to Capital City Paving Ltd. for their generous donation in photocopying of the pamphlets. She noted that the pamphlet would be delivered door to door to all residents on Bear Mountain.

v) Facebook

Discussion took place with respect to allowing local Bear Mountain Businesses to post announcements of their business on the BMCA Facebook site.

Moved by: Joe Matuska
Seconded by: Jim Stobie

That local Bear Mountain Businesses be permitted to post announcements of their business on the BMCA Facebook site with the following requirements: to provide a banner consisting of Company Logo and headline, photograph, paragraph of information and link back to their business website.

Carried.

10. New Business

a. BMCA Constitution and Bylaws – Update

This Agenda item was deferred to the next meeting.

b) Volunteer Recorder

Ev advised that she would advertise for a volunteer to record the minutes at the BMCA meetings.

c) AGM Annual General Meeting and Summer Break

Ev advised that the BMCA will host the Annual General Meeting in November 2021 and that it would be advisable to start planning for said meeting. She also indicated that there would be a City of Langford guest speaker attending the Annual General Meeting. She further asked the Board if they would like to take a summer break from their monthly BMCA meetings.

Moved by: Joe Matuska
Seconded by: Jim Stobie

That the BMCA August meeting be cancelled.

Carried.

d) Artisan Market

Ev Reported that she had been approached by Douglas Smith, Managing Partner of Alliance West Sports & Entertainment, with respect to the BMCA working in partnership with them to manage and host a bi-weekly Artisan Market at Ponds Landing. Ev noted that she contacted Ponds Landing Strata President, Jay Turner who indicated the Strata Council had mixed feelings about holding an event in the plaza due to liability issue, etc. It was decided that Ev would reach out, by email, to Martin Winstanley, commercial contact for Ponds Landing to advise him that the BMCA had received a proposal from Douglas Smith and that BMCA does not have the capacity to co-sponsor such an event at this time.

e) Undeveloped Land on Bear Mountain

Discussion took place with respect to educating the local residents on potential development of undeveloped land on Bear Mountain. It was noted that the public should be aware of current zoning and what could be built on vacant land in their neighbourhood and that signage should be placed on the property indicating future development. It was also suggested that a link to City of Langford Planning and Zoning Department be placed on BMCA's website to allow inquiring people to look up potential zoning and possible future development in their area.

11. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 PM on July 13, 2021.

12. Adjournment

The meeting was adjourned at 9:00 PM.

Evelyn Pollock

July 13, 2021

Ev Pollock, President