

# BEAR MOUNTAIN COMMUNITY ASSOCIATION

## MEETING MINUTES OF THE BOARD OF DIRECTORS

May 11, 2021 – 7:30 PM

Location: Virtual Meeting Participation via Zoom

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

Absent, with regrets: 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 via Zoom.

2. Time Keeper

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

3. Confirmation of a Quorum

A quorum was achieved with 7 out of 9 Board of Directors in attendance.

4. Approval of April 13, 2021 Minutes

Moved by: Joe Matuska  
Seconded by: Jim Stobie

That the Minutes from the Bear Mountain Community Association Meeting of April 13, 2021 be approved as presented with no amendments.

Carried.

5. Approval of Agenda

Moved by: Joe Matuska  
Seconded by: Jim Stobie

That the Agenda be approved with the following additions:

- a. 6. e Terracap
- b. 6. f Sales
- c. 6. g Welcome Wagon
- d. 6. h Broom Shrub Removal

Carried.

6. 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, with respect to the concept of BMCA volunteers monitoring cross walks and school bus stops. Inspector Jacobson advised that he recognizes that speed is an issue, however discouraged the use of volunteers. He noted that in order to charge anyone with an infraction, proof is required such as photo radar gun with proper RCMP surveillance. Inspector Jacobson mentioned that the RCMP would provide additional patrols in the area over the next few weeks and he would contact Ev in a couple weeks.

He further noted that due to the poor quality of school bus video equipment for recording licence plates of drivers disobeying the school bus stop sign when embarking and disembarking children, that school buses are now equipped with better equipment that will be able to identify licence plates and allow for drivers to be warned and then ticketed for this infraction.

In addition, Inspector Jacobson noted that after COVID is over, there is the option of using a Speed Board monitored by volunteers with the attendance of the RCMP.

Ev noted that Tracy from the School District has not yet contacted Ev.

7. Reports from sub-committees

a. Financial Report (Joe)

Joe Reported that BMCA currently has \$3458.39 in the bank with payables owing in the amount of \$552.50, leaving a balance of \$2,905.89.

b. Membership (Joe)

Joe reported that BMCA currently has 92 paid members opposed to 90 members at the same time in 2020. He also reported that so far the newsletter generated 15 new members and donations to BMCA.

c. Dog Waste (Joe)

Joe stated that Victoria Contracting would manage four dog waste stations along Bear Mountain Parkway twice per week commencing June 1, 2021, for a cost of \$281.66 per month. He further reported that this month he had received \$900. in donations towards the dog waste stations from various companies and residents. Since January 1, 2021 BMCA has received \$1,726,66 in donations, however the Association is short from budget in the amount of \$4,270.00 for the year 2021.

It was noted that a list of 50 local businesses has been compiled and it was suggested that each Director approach a few businesses in hopes of receiving donations for BMCA dog waste program and other worthy causes.

With respect to fundraising, Ev noted that she spoke to Douglas Smith, a professional Event Planner who has proposed holding an Artisan Market in the Plaza at Ponds Landing. She further noted that she spoke to J. Tanner from Ponds Landing Strata and was awaiting approval for use of the square at Ponds Landing for this purpose.

Jim Stobie noted that he would approach Pet Smart the next time he visits the store and will request a donation towards dog waste receptacle maintenance and questioned whether the Association would support placing a label of thanks for Pets Smart's donation on the receptacle.

d. Covenants and Bylaws (Bob & Terry)

Bob noted that there was a great deal of activity around fences and landscaping. In addition, he delivered a notice to a boat owner and has contacted him personally as requested.

e. Communications (Cyrus)

Cyrus noted that dozens of residents have reached out with respect to inquiries about the recreation centre, broom shrub clean up and Directorship.

Cyrus also noted that it is easier and quicker to place items on the new website. He further noted that there was positive feedback with respect to the launch of the newsletter by email and on Facebook.

5. New Business

a. Director vacancies – call for interest

Discussion took place with respect to the appointment of a new member to the BMCA to fill a current vacancy.

Moved by: Bob Flitton  
Seconded by: Charles Lugosi

That Mr. Rick Kroeker be appointed as a Director to the Bear Mountain Community Association for a one year term

Carried.

It was further noted that other interested parties be advised that further appointments can be considered at the Annual Meeting of the Bear Mountain Community Association, as further appointments (other than the current vacancy) must be voted on and approved at an Annual General Meeting of BMCA

b. BMCA Constitution/Bylaws – update

Ev updated the BMCA that a junior lawyer at Sitka Law advises that the BMCA Bylaws are currently just fine as they are, however the Constitution could use some updated wording to be approved at the Annual General Meeting of the BMCA. Ev noted that she would distribute the suggested wording to the BMCA Constitution to the Board members for their information.

c. Recorder Options

Discussion took place with respect to looking for a volunteer to record the minutes of the BMCA meetings. It was agreed that this position be advertised on the BMCA website.

d. Meeting at City Hall

Ev reported that she and Terry met with Darrin Kiedyk, the CAO of the City of Langford, and Donna Petrie, Manager of Business Development and Events for the City of Langford for a meet and greet. She noted that the meeting was to establish values in keeping with the City and in order that BMCA could develop a healthy working relationship with the City. She noted the meeting was very positive, and that both individuals live both live on Bear Mountain.

e) Terracap

Moved by: Jim Stobie  
Seconded by: Cyrus LIm

That the Bear Mountain Community Association write to Terracap to introduce the Association, to provide key contact information and to advise that the Association would like to be kept abreast of any development or construction initiatives or plans that are to occur at Bear Mountain, the projected timing thereof, and including their plans for the Turnberry Site on Champions Way.

Carried.

7. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 PM on June 8<sup>th</sup>, 2021 via Zoom.

8. Adjournment

The meeting was adjourned at 8:49 PM.

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Ev Pollock, President

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Date