

BMCA BOARD of DIRECTORS

Meeting Minutes November 9, 2021

7:30 – 8:45 PM

By Zoom

1. **Welcome & Call to Order.**

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

Regrets: Rick Kroeker

2. **Welcome & Introduction** to new Director Tony Collison.

3. **Minutes of September 14, 2021**

Moved Terry Trace; 2nd Joseph Matuska; the minutes be approved. Carried.

4. **Agenda**

Additions to the Agenda - Report on BM Activity Centre.

Motion to Approve Agenda as amended.

Moved Jim Stobie; 2nd Terry Trace; carried

5. **Business arising:**

- a. AGM – due to continuing concerns related to COVID 19 the 2021 AGM has been postponed to Spring 2022. Filing of an annual report is required by year end, and will be accomplished using the minutes of this November 9, 2021, meeting.

Motion that Joseph Matuska be authorized to attend to filings:

Moved Tony Collison; 2nd Bob Flitton; Carried

NB: November minutes will be circulated for approval by email to meet filing deadlines.

- b. 360 Pacifica Terracap completed launch of One Bear Mountain, progressing with sales. It is reported sales are ahead of projections. 360 Pacifica Terracap are also in the process of engaging an architect, landscape designer and structural

engineer for the Turnberry project. The company may consider incorporating some townhouses into the project; will be conducting geotechnical testing.

- c. Gateway Park Update - the project has been delayed; however the City of Langford reports a contractor will commence development of the park within the next couple of weeks.

- d. Welcoming new residents

Joe reports he has started mailing a "Welcome" package to new residents over the past week. The package includes a Letter of Welcome from the BMCA Board of Directors; a copy of the recently published BMCA Pamphlet and 3-page general information document for people new to the area .

- e. Director Appointments

Ev Pollock, Terry Trace and Jim Stobie are drafting new bylaws and through that process will be addressing several items related to the Director role as per the Societies Act, including qualifications required to become a director.

- f. Draft Constitution

The current Constitution as well as a recent draft was circulated with the agenda. Although there was general agreement by the Board the draft Constitution was satisfactory, Dr. Charles Lugosi indicated it was his intent to submit recommendations for the constitution.

Motion to defer further discussion on the matter to first meeting in 2022. Moved Bob Flitton; 2nd Tony Collison; carried

- g. Bylaws – update

Terry reported that she, Jim, and Ev are drafting updated bylaws for the Board of Directors review and consideration at the January 2022 meeting. She advised that rewriting as opposed to amending the existing Bylaws made better sense. The goal is to have the draft BMCA Bylaws ready for approval at the AGM Spring of 2022.

f. Bear Mountain Activity Center

Mackenzie Scott, speaking on behalf of Ecoasis advises the Center is scheduled to open in December. Further information will be announced in the "Life at Bear Mountain" later this month.

6. **Committee Reports**

a. Financial Report/membership update:

Joseph Matuska reported bank balance of \$3,958, payables of \$350. Effective Bank balance of \pm \$3,600. Ecoasis donated to the Association since the last meeting bringing total of all donations this year to \$3,878.

Membership is 113, the same as at this time last year.

Motion to adopt the Treasurer's Report:

Moved Charles Lugosi; 2nd Tony Collison; carried.

b. Covenants:

Nothing to report.

The Welcome to New Residents package will include a reminder for residents to be familiar with and how to obtain covenants for their property.

c. Communications

Cyrus Lim reported minimal communications since last meeting.

Discussion on Bear Mountain Info magazine, understand magazine has a new representative at Bear Mountain. A reminder that trademark issues exist.

Cyrus Lim reported positive feedback on the BMCA Newsletter.

A draft of the Winter newsletter is to be circulated to Directors for input or comment.

8. New Business

a. Request for Leave of Absence (LOA)

The Executive has approved a 6-month LOA for Rick Kroeker. He will be missed in the interim.

It was noted that provisions for Directors to request an LOA will be provided in the new Bylaws.

b. Consent to Act as Director Forms

Joe Matuska advised that signing of these forms are an annual requirement by the Society Act of each Director.

Consent forms will be emailed to each Director for signature and to be returned to Joe for inclusion with the Annual Report.

Directors insurance comes due at end of December. Charles Lugosi requested a copy of our current insurance policy.

c. Frequency of Board Meetings

Motion that Directors meetings be held every second month and at the Call of the Chair.

Moved Jim Stobie; 2nd Tony Collison; carried.

Adjourn 8:45 pm

Minutes approved electronically - November 23, 2021