

MEETING MINUTES OF THE BOARD OF DIRECTORS

September 14, 2021 – 7:30 PM

Meeting by Zoom

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

Regrets: Terry Trace, Rick Kroeker

1. Prior to the meeting being called to order, Ryan Mogensen of Ecoasis updated the Directors on current discussions between Ecoasis and the City of Langford re a City commitment to amenity funding at Bear Mountain over the next ten years. The matter is currently with the City of Langford Council for its consideration.

Dan Matthews of Ecoasis invited questions:

- The next Ecoasis email will be sent out as scheduled and will include BMCA AGM and membership info.
- The BM Activity Centre (BMAC) will be opening soon. Delay has largely been due to slow delivery of renovation equipment and materials. The pool is full and operational.
- The proposed Bear Mountain trails program will be initiated on opening of BMAC where a waiver administration desk will be located. The trails program is in part to address liability issues and will be free to BM residents. Discussions with BC Parks resulted in a request that a trail kiosk be established at the park entrance near Hole #1 on the Mountain Course.
- A golf course security person and recently erected security signs appear to be having an effect on reducing the number of trespassers on the golf courses. Will be monitored.
- The Shadow Creek site was cleared to allow a better understanding of potential lot arrangement and finalization of a marketing program
- Dan committed Ecoasis to \$850.00 toward dog waste removal and welcomed BMCA Directors to get in touch with Rob Larocque, Director of Golf and Tennis, to discuss possible fund-raising ideas.

2. Call to Order:

Chair Ev called the meeting to order at approximately 8:00 PM.

3. Resignations:

Chair Ev advised that Bill Stafford and Kyle Fuzi had submitted resignations from the Board.

4. **Minutes of July 13, 2021 Meeting**

Moved Jim, seconded Joe, that the minutes be approved. Carried.

5. **Agenda**

No additions or corrections were noted, therefore the agenda declared adopted as circulated.

6. **Business arising from the Agenda**

- a. Devon Skinner of Terracap 360 Pacifica invites the Board to attend the One Bear Mountain Sales Centre for a presentation. Chair Ev and Cyrus will attend. Use of the Champions Way multi-family site has not been decided, townhouses are one consideration.
- b. Chair Ev is drafting a fall newsletter to be circulated to Directors for review. Cyrus will review the newsletter with respect to the matter of volunteer recognition.
- c. Annual General Meeting, Jim advised it's scheduled for Tuesday, Nov 9:
 - Westin Ball Room, no charge for the room.
 - Westin is invited to provide an update on its new-look renovations.
 - Lillian Szpak and Denise Blackwell of the City of Langford will attend. Ecoasis is invited to speak.
 - Joe had drafted door hangers providing notice of the AGM. Sponsors are required.
 - Ev and Joe will meet with a Goldstream Gazette reporter re a late-October BMCA feature and information about the forthcoming AGM.
 - Brad McLaren of Sotheby's offered to sponsor refreshments. The Westin Hotel is to provide a cost estimate.
 - The association is to arrange staffing for the sign-in tables and volunteers for chair set-up and take-down.
7. "Drive like your children live here" signs are installed on Bear Mountain Parkway. Joe requests that if there are suggestions for location or signs, please let him know. Cyrus suggested children's playground on Nicklaus Drive.
8. We have information that Mike Kennedy is no longer with Bear Mountain Neighbours Magazine hence no follow required.
9. Discussion occurred re BMCA bylaws and Constitution. Chair Ev will arrange a meeting of a Board committee to review the matter. Charles requested a copy of the current documentation.
10. The Welcome to Bear Mountain document was deferred to the next meeting.

11. Committee Reports

- a. FINANCIAL REPORT – Joe advised a bank balance of \$4,033.55 with \$620.08 in current payables. Balance this time last year was \$2,852.34. Victoria Contracting is managing 4 dog waste stations on BM Parkway. Funding donations to date are \$3,033.32. A bank shortfall of \$1,422.12 is projected by mid-March, 2022.
- b. Membership - 112. There were 113 this time last year.
- c. Covenants – Bob advises nothing significant to report.
- d. Communications – Cyrus reports minimal recent communications.
- e. Gateway Park - work to re-commence shortly.

12. New Business

- a. Motion by Joe, seconded by Bob that Tony Collison be appointed a Director. Discussion on the need to formalize a process for appointment of Directors ensued. Motion to appoint Collision was carried.
- b. Bob then moved, seconded Cyrus, that the Bylaws and Constitution Committee be requested to recommend policy with respect to notice and procedure for appointment or nomination of new directors and that further discussion on the matter of appointment of directors be deferred to the next meeting. Motion carried.

13. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held October 13^h 2021 at 7:30 PM, Members Lounge at the Westin unless notified otherwise.

14. Adjournment - The Chair declared the meeting adjourned at 9:10 PM.