

**BEAR MOUNTAIN COMMUNITY ASSOCIATION**  
**ANNUAL GENERAL MEETING MINUTES**  
**June 21, 2022, 7:00 pm**  
**FINALYSON REACH LOUNGE/ENTERTAINMENT ROOM**

Board of Directors in attendance: Ev Pollock, Terry Trace, Joe Matuska, Bob Flitton, Cyrus Lim, Tony Collison, Jim Stobie, Dr. Charles Lugosi, Rick Kroeker.

Regrets - Sherry Cameron-Stobie – recorder, minutes taken by Jim Stobie

Ms. Ev Pollock, Chair, called the meeting to order at 7:05; welcomed attendees; and introduced the Board of Directors.

Dr. Charles Lugosi then acknowledged that we are meeting on the traditional lands of local First Nations and also recognized that today is National Indigenous Peoples Day and that following their traditions we also share in their principles for responsible stewardship of these lands.

## **Guest Speakers**

### **Ecoasis Update:**

Ms. Pollock introduced Mr. Bob Flitton to provide an update for Ecoasis.

- Mr. Flitton thanked City of Langford for their contribution to local parklands/green space, including the new dog & exercise park on Bear Mtn Pkwy. Mr. Flitton noted the City of Langford is currently considering the name for the park.
- Mr. Flitton noted the Bear Mtn Activity Centre is now open, with food and beverage facilities to open soon.
- He also advised that Ecoasis is working on additional parking options for the Golf/Tennis/Activity Centre.
- Mr. Flitton spoke to an upcoming Nature Trail initiative and noted that Ecoasis is currently addressing liability issues associated with the trail initiative.
- Mr. Flitton then noted that the Pinehurst development is nearing completion consisting of 31 lots.
- Mr. Flitton advised that Ecoasis is planning an open house information event this fall to outline their updated development plans.

Questions from the floor were related to commercial village plans and the trail liability issues. Mr. Flitton stated these questions would be addressed at the Ecoasis open house update this coming fall.

### **City of Langford Councilors:**

Ms. Pollock introduced City of Langford Councilors Mrs. Lillian Szpak and Mrs. Denise Blackwell for a Question & Answer session.

Questions from the floor:

- Residents expressed concern and dismay at the amount of forest being cleared for new development, The Councilors noted there is increasing concern in the community regarding the need for tree protection and retention.
  - The Councilors advised the most effective way for citizens to have their voices heard is to attend and participate at Council meetings. The Councilors also noted that participation could be done via live streaming.
- Concern was expressed that the One Bear Mtn development would become a site for short-term Air BnB rentals.  
**\*Subsequent follow-up from the developer advises that One Bear Mtn does not permit short-term rentals (less than 30 days) and this requirement is registered on title.**
- Further concerns were raised regarding snow removal/ice on Bear Mountain roads; trail and open space maintenance; and mailbox shelter maintenance.

Follow up responses from City of Langford staff on these issues will be presented in the upcoming BMCA Summer Newsletter.

The Councilors were thanked for attending the meeting.

### **Message from 360 Pacifica**

Ms. Pollock read a message from the 360 Pacifica Turnberry developers outlining early development plans for 2089 Champions Way.

## **BMCA Business Meeting**

Called to order by the Chair, Ms. Pollock

A Quorum was confirmed.

A Motion was made by R. Malak to approve the agenda, seconded by Cynthia Fizzard.

Approved

A Motion was made by \_\_\_\_\_ to approve the 2019 AGM Minutes, seconded by \_\_\_\_\_  
Approved.

The Chair, Ms. Pollock announced Mr. Flitton to be the rules of order Chair for the Special Resolutions portion of the meeting.

### **1. Special resolutions:**

#### **Amended Constitution**

Mrs. Terry Trace presented an amendment to the existing BMCA Constitution. Mrs. Trace stated the proposed amended Constitution better reflects the goals of the BMCA. Mrs. Trace requested a motion be made to approve the amended Constitution, and that this special resolution requires  $\frac{3}{4}$  majority vote to pass.

A motion was made by Mr. R. Malak to approve the amended Constitution, seconded by Mr. A. Bes.  
Approved.

There was a Question raised from the floor asking what the difference was from the amended Constitution to the original Constitution.

Chair, Ms. Pollock, advised attendees, the updated Society's Act of 2015 requires that the Constitutions and Bylaws of associations/societies be compliant with the new act. Dr. Lugosi provided an overview comparison of the original constitution and the amended version. He noted the original Constitution dealt with the preservation of the golf course. He further noted that the amended constitution better summarizes the objectives and preservation of the Bear Mountain community as a whole.

## **Rescind 2019 Bylaws**

Mrs. Trace advised that the existing BMCA Bylaws do not comply with the requirements of the 2015 Societies Act, and accordingly a new set of Bylaws were prepared by the Board for approval at this AGM that now comply with the 2015 Society's Act. Mrs. Trace advised that prior to approving the new bylaws, it is necessary to rescind the old bylaws. Mrs. Trace then requested a motion be made to rescind the existing bylaws.

A motion was made by Mr. Matuska to rescind the existing Bylaws. seconded by Mr. Stobie.  
Approved.

A Question was raised from the floor requesting what the differences were between the new Bylaws and the existing bylaws. It was noted the differences are too numerous and lengthy to address in the context of an AGM format. Dr. Lugosi commented that the new Bylaws are much improved and are consistent with the requirements of the current Societies act. These Bylaws are available for review on the BMCA website.

Mrs. Trace then requested a motion be made to approve the new bylaws, and that this special resolution requires  $\frac{3}{4}$  majority vote to pass.

A Motion was made by Mr. Matusksa to approve the new bylaws, seconded by Mr. Stobie.  
Approved.

## **Election/Affirmation of the Board of Directors**

Mr. Flitton explained the method of recruiting Director candidates, are as per the BMCA bylaws. He noted that candidates must express interest in writing to the Board. A committee of the Board then interviews candidates and makes recommendation to the Board to approve or deny the appointment of the candidate. Mr. Flitton also noted that Bylaws now outline term limitations directors can serve.

A motion was made by Mr. Flitton to affirm the existing Directors to the BMCA Board.

Seconded by B. Laird

Questions were raised from the floor regarding Board members affirmation, and it was suggested that Directors be nominated and elected at the AGM, not affirmed as proposed at this meeting.

It was pointed out that there had not been an AGM since 2019; Board members were recruited from the community as several existing directors resigned. It was also noted that this is now the process outlined in the new bylaws.

Approved.

## **2. Financial report:**

Presented by treasurer, Mr. Matuska (see attached document)

Mr. Matuska reported:

- As of May 2020, there are currently 92 paid BMCA members, versus 113 paid in 2020 & 2021.
- There are 1300 Bear Mountain Community addresses.
- The past 2 years had limited opportunities for fund raising
- There has not been a golf tournament since 2019 - the primary fund- raising event for BMCA.
- As a result, the Association has relied upon donations of approximately \$6,000 over the past 2 years, from local businesses and individuals to sustain the finances of the BMCA.

There were Questions from floor regarding the current financial balance of BMCA in the amount of approximately \$3,000. There was a further question asking what is the money spent on?

Mr. Matuska outlined the costs as follows:

- \$2,600 for Victoria Contracting for regular pick up of dog waste at 4 stations, (3 stations still looked after by volunteers), City of Langford empties municipal garbage cans;
- \$100 rental of room for AGM;
- liability insurance;
- web site hosting; and BC Government filings.

Dr. Charles Lugosi commented that BMCA is very frugal.

A motion was made by Dr. Lugosi to approve the financial report as presented by Mr. Matuska,

seconded by J. Armstrong

Approved

3. **Board of Directors report** (see attached doc).

Ms. Pollock, Chair, noted that beginning in the spring of 2020, all but 2 BMCA Board meetings have been Zoom meetings – using the 40- minute complimentary program provided by Zoom

Ms. Pollock then outlined the initiatives. See attached report for details.

A Question was raised from the floor regarding welcome letters sent out to new homeowners.

It was noted that welcome letters are mailed out to addresses of new homeowners provided by a local realtor.

4. **Fund Raising Golf Event**

Mr. Jim Armstrong was introduced to provide information on the upcoming BMCA Golf event. Mr. Armstrong provided background on the previous 5 consecutive golf events that attracted approximately 70 – 100 participants and was typically an 18-hole event held in April, and well supported by local business and entrepreneurs.

He noted, however, that this year's event will only be 9 holes, held on the Mountain Course, on August 21st starting at 4 pm at on hole # 1, and ending at hole # 9, followed by food/drinks at the hospitality station at hole #10. Mr. Armstrong then noted that the logistics and planning are ongoing, and that volunteers are needed to assist with the golf event. Mr. Armstrong then invited those interested in volunteering to email BMCA. He further noted that a Planning meeting would be held soon.

There was one additional question from the floor regarding who is responsible for maintenance of the trails up at Bear Mountain. It was noted that the City of Langford is responsible for lands owned by the City.

Ms. Pollock, Chair, declared meeting adjourned at 9pm.