

BEAR MOUNTAIN COMMUNITY ASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

March 15, 2023 – 7:30 pm
Location: Virtual Meeting Participation via Zoom

Present: Ev Pollock, Cyrus Lim, Jim Stobie, Terry Trace, Tony Collison, Mark Dashkewytch

Absent, with regrets: Dr. Charles Lugosi, Rick Kroeker, Garnett Rancier,

Call to Order:

The regular meeting of the Board of Directors of Bear Mountain Community Association was called to order at 7:35 pm on March 15, 2023, by Chair Ev Pollock .

1. Confirmation of a Quorum

A quorum was achieved with 6 out of 9 Board of Directors in attendance.

Introduction of new Director; Mark Dashkewytch by Ev Pollock. Mark provided summary of his background.

2. Approval of Agenda/ Additions

Tony requested we add to item 6.c - Covenant report, transition of responsibility

Ev requested we add to item 7 new business, new director for approval – Ken McLaughlin

Approval Moved by: Jim Stobie

Seconded by: Tony

That the Agenda be approved as with additions.

Carried.

3. Approval of January 10, 2023, Minutes

Moved by: Tony

Seconded by: Jim

That the Minutes from the Bear Mountain Community Association Meeting of Jan 10, 2023, be approved with no amendments. Carried.

4. Agenda

a. Business arising report and follow up from January 24th in person working committee that completed work on the following operational Board documents:

- **Special Advisor Role:** Review/discussion of 2 draft versions.

Charles Lugosi expressed his preference in writing prior to the meeting, to adopt his more detailed version.

Discussion followed resulting in approving the simpler version.

Moved by Tony

Seconded by Jim, Carried

- **Director Roles and Responsibilities:** Review/discussion to include inserting newly approved version of Special Advisor role in this document.

Moved by Tony

Seconded by Jim, Carried

- **BMCA terms of reference:** Review/discussion to accept.

Moved by Terry

Seconded by Tony Carried

Motion to approve this document of BMCA terms of reference; moved by Terry, seconded by Tony, Carried.

The above 3 Documents to be filed on the BMCA Website.

b. Financial Report

Rick (treasurer) absent; new board member Mark D has agreed to assume role of treasurer – see New Business 5.0 for position approval.

Ev noted our cash position is relatively low, dog waste abatement program is now volunteer only, no further payments to be paid for contractor which will reduce cash outflow. Joe Matuska has volunteered to look after admin of volunteer efforts including updating labels on waste receptacles noting volunteer oversight and maintenance.

Need for membership drive was expressed, Cyrus advised currently approx. 300 members on our email list, paid members < 100, Tony proposed he would explore opportunities to obtain \$25 gift cards (qty 8) to offer as a membership signup incentive.

Ev to draft email for Cyrus to send out to broader membership encouraging renewals. Membership duration, it was agreed be maintained as a calendar year to be valid.

Suggested that BMCA needs to explore additional fund raising opportunities, Ev noted that Rob Larocque, Director of Golf suggested in the past, that a summer family event in the tennis area may be a good Community Event.

Mark commented that in his previous non profit board experience, unlike BMCA, they had the benefit of being a registered charity therefore any donations tax deductible. It was suggested that if board members become aware of any planned block or local neighborhood events that a BMCA rep attend and promote benefits of BMCA and encourage membership.

Golf event planning needs to start soon, preferably for a spring date, Ev to reach out to Rob Larocque.

Tony inquired about budgetary needs for 2023, Ev advised we do not have an official target budget. Question was asked about possible funding from local gov, Ev advised that Rick has sent a request to Langford for a grant, no response as yet. Noted that fee (\$26/month USD) for MailChimp is paid for by a Director – consensus that this should be paid by BMCA.

c. Covenant report

Bob Flitton to transfer responsibility for covenant enforcement to Tony and Rick. Comment that Bob F receives numerous emails complaining about non-covenant neighbourhood issues. Tony noted that Bear Mtn Covenants are registered with city, however it was pointed out that city only enforces their Bylaws, Covenant enforcement primarily suasion, if suasion fails legal enforcement requires coordinated action by immediate neighbours. Cyrus commented that covenants are supposed to be reviewed at time of property purchase. Group concluded that we need to raise awareness of covenants, especially in areas of fire safety (wooden fences, decks, etc.).

d. Director – Term of Appointment

According to our existing Bylaws Director terms are for 3 years, with an option to apply for one more additional term.

5. New Business

a. Mark Dashkewych – nomination for treasurer

Moved by Terry,

Seconded by Tony, carried,

Rick to initiate handover of role

b. AGM – Due in June (2nd Tuesday – June 13) need to plan, location, confirm date, etc.

c. New board member candidate – Ken McLaughlin,

Ev and Jim provided summary of meeting with Ken. It was agreed that Ken would be a welcome addition to the Board.

Moved by Jim

Seconded by Tony Carried

Ken to be invited to next (April 11) board meeting.

6. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 pm on April 11, 2023, at Jack's

7. Adjournment - meeting adjourned at 8:45 pm