

Bear Mountain Community Association

Board of Directors Annual Report

2022-2023

Activity Summary for 2022-23

- A successful Fun Golf and BBQ Fund Raiser was held August 21, 2022, which generated a profit of \$3,797 as per the Financial Statement.
- The Dog Waste initiative was started in 2019, with stations maintained by volunteers. The volunteer base dwindled over time and in early 2022 it was decided to contract a private company to maintain 4 stations that were on their regular garbage pickup route. This approach was to be financially supported through canvassing for targeted donations- an onerous task. As recorded in the Financial Statement the service cost BMCA \$3,318.00 in 2022. In January 2023 the contractor advised a fuel surcharge would be added to the monthly invoice. It was no longer sustainable, and the contract was cancelled end of February 2023. The initiative is now completely reliant on volunteers. Dog waste stations are decommissioned when volunteer support for specific stations are no longer available. It is acknowledged this was a disappointing development to some members of the community. Thank you to the volunteers who continue to do this work.
- At the last AGM, updated Bylaws were passed by special Resolution. These renewed Bylaws were constructed to be compatible with the Societies Act implemented in 2018. The rationale provided by the province for the new Act was it was more detailed and provided societies in BC with a new user-friendly legal framework. The Act continues to be refined with the most recent amendments posted in May 2023. BMCA will need to address these amendments over the next year.
- Significant Board time has been spent drafting processes and procedures to implement the 2022 Bylaws. This has been a monumental task to ensure legislative compliance exists along with a consistent and transparent application

of the required changes. Some noteworthy Bylaw implementation examples will be referenced at different points in this report.

- The Bylaws state a BMCA Member in Good Standing must pay the annual \$20.00 membership fee and reside in the Bear Mountain Community.
- Qualifications for Directors, are outlined in the 2018 Societies Act, including the requirement for written consent to serve as a Director, which has been incorporated into BMCA Bylaws (Part 5, Division 1, item 42). The previous Act was silent on this detail. As a result, the Board was required to develop a process (to be available electronically this summer) to ensure those expressing interest in becoming a Director are made aware of these legislated requirements. Three Director vacancies have been successfully filled since November 2022 utilizing this process.
- In order to qualify for a Director position individuals must be a BMCA Member in good standing. Part 4 4.1 (c)
- Terms of Reference for the Board were drafted, reviewed/accepted by the Directors, and posted on the BMCA Website "About Us".
- A Director Roles and Responsibilities document, which reflects the Societies Act has also been drafted/reviewed/ accepted by the Directors, and posted on the BMCA Website "About Us"
- A non voting Special Advisor role, that reports to the Board was developed. This role is assigned to an individual with a specialized body of knowledge, who can assist/advise the Board on matters specific to their expertise. The role description is posted on the website. Examples of the Special Advisor role will be provided later in this report.

- BMCA is incorporated as a Self Funded Association, with membership fees essential to the financial sustainability of the organization. Collecting annual membership dues has been a challenging task.
- A Membership Drive was held in March 2023. Feedback received from some community members is best summarized as follows: “what’s in it for me to pay for a BMCA membership?” “What is BMCA?” Valid questions.

Coincidentally, the April 11th Board Meeting Agenda was scheduled to be a Brain Storming/Strategic Planning session.

Individuals who took the time to ask the questions stated earlier, were invited to attend this meeting. A second meeting was held two weeks later to further continue the discussion, with an invitation for guests to bring a friend to continue generating ideas. Approximately 8 guests accepted the invitation and attended.

The following ideas and suggestions arose from the brainstorming sessions. The Board promised to review, consider each for viability, and report back to the group, which was done.

1. Are membership fees necessary?

A nominal membership fee is common practice for other Community Associations. A base of paid members provides the Board with the necessary support to govern effectively with a structured approach and make informed decisions in line with the interests and needs of the members. The Board determined it was best to continue with the annual membership fee of \$20.00.

2. Develop creative strategies to promote awareness of BMCA with a goal to increase membership e.g. Update Website; Actively use Facebook to inform the Community about BMCA.

A skilled Web designer is generously revitalizing the BMCA Website for an honorarium. A site that a BMCA member can more easily keep current and useful to the Community at large. It is expected the site will go live at the end of summer.

A Bear Mountain Facebook was in existence and the administrator is now keenly engaged posting BMCA news on request.

3. Plan Fun Family events to engage/build Community

A great idea, but we need “seed money” along with many community volunteers to make this happen. We will explore options when our financial status is healthier.

4. Explore monetizing opportunities to supplement membership fees

Reliance on membership fees and an Annual Fun Golf Event barely covers basic operating expenses. E.g. Insurance premiums; Annual Registry Filings, Website platforms; monthly Mailchimp charges to E-Blast BMCA messages Etc.

BMCA was originally formed in 2013 as a Member Funded Society – to save the Golf Courses, which was completely appropriate. Member funded Societies can not receive significant public donations or government funding, as per the Societies Act section 191, regs 12 &13.

Following a discussion with BC Registry, it made sense to remove the Member Funded Society statement from the Constitution and become an Ordinary or not for profit Society.

A Special Resolution to amend the Constitution to be an Ordinary or Not for Profit Society will follow later in the meeting.

This change should improve fundraising opportunities, with BMCA financially better able to invest in community building activities, with an ultimate goal to foster a sense of togetherness and strengthen community bonds.

A lofty Business Plan for this next year has subsequently been developed and will be a Board priority starting in September 2023.

Board of Director Resignations:

1. Joe Matuska resigned September 13, 2022.

Mr. Matuska served as Treasurer for 3 years and was and continues to be actively involved in the Dog Waste initiative. He now manages the Volunteers who attend to

Dog Waste stations. BMCA is very grateful for the many hours Mr. Matuska has committed and continues to commit to BMCA.

2. Bob Flitton resigned on October 26, 2022.

Mr. Flitton has served as a Director since the inception of BMCA in 2013. He was initially appointed to the BMCA Board, because of his vast knowledge/understanding of the Bear Mountain Community was recognized. He continues to be recognized for his expertise.

As stated earlier, the 2022 Bylaws state BMCA membership is restricted to residents of Bear Mountain Part 2 2.1. In 2022 Mr. Flitton was no longer a Bear Mountain resident, therefore he resigned.

Mr. Flitton played a vital role on the Board as it pertained to the history of Bear Mountain but also an expert on Covenant management. Upon his resignation he agreed to serve in a non-voting Special Advisor, to mentor the Board Directors to assume more covenant oversight. The Board is grateful for his continued commitment.

3. Terry Trace resigned May 9, 2023.

Ms. Trace served as Vice President for almost 3 years. During her tenure she was instrumental in rewriting the Constitution and Bylaws that were presented as Special Resolutions at the 2022 AGM.

Her knowledge and expertise as it specifically pertains to Bylaws and related subject matter was invaluable to the Board. She has agreed to serve in a special advisor capacity to assist the Board to address the May 2023 Societies Act amendments.

4. Dr. Charles Lugosi resigned June 12, 2023.

Dr. Lugosi joined the Board of Directors in 2018 and was in his final second 3-year term.

He provided the Board with legal advice on an as needed basis.

The BMCA is very grateful to each of these dedicated individuals for their hard work and commitment to our Community.

Directors appointed since the 2022 AGM:

1. Garnett Rancier appointed as a Director at Large November 8, 2022.
Mr. Rancier is a retired Victoria businessman.
2. Mark Dashkewytch appointed as a Director January 10, 2023.
Mr. Dashkewytch is a Chartered Professional Accountant who is now the BMCA Treasurer.
3. Ken McLaughlin appointed as a Director April 11, 2023.
Mr. McLaughlin is a retired Business Professional who is now the BMCA Secretary.

Members will be asked to Affirm these Director positions later in this meeting.

Directors with Expired 3- year Terms:

1. Evelyn Pollock has agreed to serve a second 3- year term.
Bylaw 4.3 (c) states "The Board of Directors may, in special circumstances make a one-time appointment of a former director who has reached his or her term limit, for a further term as a voting Director, not to exceed three years." The Board at the June 12, 2023, meeting voted to approve Ms. Pollock for a one-time appointment.
2. Jim Stobie Director at Large has completed his three- year term and is not seeking another term. Mr. Stobie has been a valuable contributor during many Board Discussions. He will be missed.

3. Cyrus Lim Director who has served as lead for Communications, has completed his 3 year- term, and is not seeking another term. Mr. Lim has been managing the BMCA on line Communications. A busy man with a young family rallied to many BMCA communication requests.

Status of Remaining Directors:

1. Rick Kroeker Director is Vice-president and has served 2 years of his 3- year term.
2. Tony Collison Director at Large has served 2years of his 3-year term.

Director Vacancies:

Individuals interested in a Director position, are invited to submit an expression of interest to the bmcommunityassociation@gmail.com As reported earlier the application process and Director qualification information will be available on line this summer. The Board is very interested in finding neighbours with experience in Event Planning, or Information Technology.

As our Community continues to grow in size, your Board of Directors are committed to the BMCA Mission.

An engaged neighbourhood dedicated to building a Healthy, Vibrant, Safe Community that is proudly Bear Mountain.

On Behalf of the current Board of Directors I respectfully submit this report to the BC Societies Registry for filing with our AGM documentation.