

BEAR MOUNTAIN COMMUNITY ASSOCIATION

ZOOM MEETING MINUTES OF THE BOARD OF DIRECTORS

April 12, 2022

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

Regrets: Terry Trace, Rick Kroeker

Chair Ev called the meeting to order at 7:33 PM and introduced Ecoasis guests, Dan Matthews, Ryan Mogensen.

Dan Matthews, Ryan Mogensen Presentation:

The Bear Mountain Activity Centre (BMAC) is now open, Dan extended invitation to the Directors to visit to see the renovations and to meet new staff.

BMAC will soon have a grand opening of its LIFT juice and coffee bar. New equipment has been acquired to assure high quality product.

A second food and beverage offering is planned to follow on the poolside patio and with construction of a kitchen and new exterior stairs to the patio from the street by BMAC.

A Bear Mountain Trails Program will be implemented later this year, with the program intended to cut down on trespassing and to resolve security and liability issues. Users will be required to sign a waiver at BMAC, where maps and information will be available. Use will be complimentary to BM residents with a fee for visitors.

Parking at Bear Mountain is an issue. We understand the hotel is charging guests for overnight parking and the existing parking machines are soon to be activated. Ecoasis owns the two parking lots in front to BMAC and plans to add 60 more spaces adjacent to the tennis complex. Ecoasis parking will be for golf and tennis members and its clients will be complimentary. Road work to the new parking is expected to start in May.

Real Estate - with the recent changes in the market, the Master Plan is still relevant. However Ecoasis may be engaging consultants to review the Master Plan for undeveloped lands to determine if adjustments are required. The plan, if we proceed, will focus on the retail businesses and professional offices in the village core and should take 4 to 6 months to prepare. New development will be held in abeyance until further notice.

BMCA Golf Tournament - Dan offered the Mountain golf course, complimentary to BMCA, for a 9-hole association tournament in June, with a wrap-up and social (fun competitions) at the Comfort Station on #10. BMCA is to organize the event. Ev is to contact Rob Larocque to arrange a date. This must be held in non-peak times

Dan advised that Bear Mountain has been selected as the location for a prestigious B.C. Championship tennis tournament on June 2, 2022, the first time the tournament has been held outside of Greater Vancouver.

The name for the "Flying Firemen" dog park on the Parkway has not been finalized. An outdoor workout area will be included.

Questions of Dan and Ryan

Joseph asked about dog waste litter containers on the new road to parking. Dan agreed,

Joseph questioned a trail from Champions Way to Bear Mountain Parkway. Ryan advised it's in the longer-term plans. Dan suggested trails will follow new development,

Jim questioned when the new BMAC food offering will be open, and will it be open to the public? Yes, and opening will be when construction of a new kitchen is complete and qualified staff have been hired and trained.

Charles questioned status of the liquor license in the Member's Lounge. Dan advised Ecoasis is working with LCRB on the matter and hopes for a positive answer soon.

Charles mentioned too many pedestrians on the Golf Course. Dan replied this will, in part, be resolved with the security component of the proposed Trails Program.

Tony questioned about current rezoning initiatives. Ryan replied it primarily deals with the issues of suites and yard setback issues.

Question about future fire hall. A potential site was identified across from Riviera, but a final decision has not been made by Langford.

Cyrus questioned plans for retail convenience store, was told it is intended to be included in the revised Master Plan.

Cyrus questioned parking, garbage debris at Terracap 360's One Bear Mountain project. Ryan asked to be kept aware of any problems or issues that might arise. Ev advised that Devon Skinner has been attentive to BMCA communication. Project is on schedule, sales numbers to date have been excellent.

Regular Meeting called to order:

Rick Kroeker's Leave of Absence ends in April. Ev will be speaking with him re his intentions soon.

Motion by Jim, seconded by Tony, that Minutes of March 8, 2022, be adopted. Carried.

No additions to the agenda.

Business Arising:

Tony and Joe reported we have 51 paid members. May send out a second email inviting membership.

Communications – we have an email list with 390 subscribers.

Charles left the meeting.

Ev advised that Sherry Stobie (Jim's wife) has expressed interest to be our meeting recorder. Motion Bob Flitton, seconded Jim, that Ev be authorized to confirm the appointment of a recorder. Carried.

AGM planned for June 21, 2022 with the Social Room at Finlayson Reach booked for \$100. People will be invited to bring their own refreshments. Ev will arrange set up and take down.

AGM Agenda will be discussed at the May Board Meeting. Ryan Mogensen on behalf of Jim to contact the Goldstream Gazette.

Ev will be organizing a Spring newsletter.

Golf tournament – Ev will contact Jim Armstrong for assistance or advice on organizing the event.

The Associations next meeting will be May 10, 2022 with the AGM and Fund Raising Golf Tournament to be on the agenda.

Meeting adjourned at 9:00 pm.