

BEARMOUNTAIN COMMUNITYASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

March 9, 2021 – 7:30 PM

Location: Virtual Meeting Participation via Zoom

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

Guests: Dan Matthews, Ryan Mogensen and Shannon Drew from Ecoasis

Absent: Kyle Fuzi, Bill Stafford

Call to Order

The regular meeting of the Board of Directors of Bear Mountain Community Association was called to order at 7:33 PM on March 9, 2021 by Ev Pollock via Zoom. A warm welcome was extended to our Ecoasis Guests.

The following updates were provided by the Ecoasis Team:

Elevate and Turnberry Corner

Both of these developments are designated as multi-family and have been purchased for build-out by TerraCap and 360 Pacifica. These projects are no longer owned by Ecoasis, however Ecoasis will be working with them to facilitate introductions to the community and support them in their efforts to have successful developments. Our understanding is that a show suite on the ground floor of the Ponds building (formerly Adamek Financial) will be underway in the coming weeks and opening in summer 2021. Once open, there will be staff and information available to answer questions. In advance of that, once they have determined a contact person we will share that information with you.

Gateway Park

We can confirm that funding from the City of Langford was approved on Monday night (March 8th) and a landscape architect will start working on a design soon. Construction is expected to start in the summer of 2021, with the aim for completion in the fall.

The Bear Mountain Activity Centre *(formerly the North Langford Rec Centre) is currently undergoing upgrades and minor renovations. Ecoasis is working towards an opening sometime in the month of April. We will share with you a firmer date once we have a better idea.*

BEARMOUNTAIN COMMUNITYASSOCIATION

Private Property

With concern arising around insurance implications with mountain biking, hiking and walking on Ecoasis private property, we will be erecting "No Trespassing" signage. The signage is to advise users of land use policy and and protect access for Bear Mountain residents and their guests. These signs will be going up shortly around the Ecoasis property. As our Trail Network program becomes more formalized, the Bear Mountain Activity Centre will be the point of contact for people to get information about the trail network.

Pinehurst and Shadow Creek

The subdivision of Pinehurst is now 100% sold out and construction of homes is underway. Our next development of Shadow Creek (on the east side of Bear Mountain Parkway across from Riviera – hole #12) will be comprised of approximately 30 lots and two multi-family sites. Once we have executed a disclosure statement we will be able to provide more information.

The Board expressed their sincere appreciation to the Ecoasis Team for their time spent at the meeting. Both parties are committed to ongoing collaborative conversations as we address the needs of our growing Community.

The Ecoasis Team left the meeting at 8:36 pm.

1. Confirmation of a Quorum

With eight out of ten Board of Directors in attendance, a quorum was achieved.

2. Approval of Previous Minutes

Motion: To approve the minutes from meeting held February 9th, 2021.

Moved: Jim Stobie

Seconded: Joe Matuska

Carried.

3. Approval of Agenda/ Additions

Motion: To approve the agenda as presented with the addition of the Parkway Clean-up Project.

Moved: Joe Matuska

Seconded: Jim Stobie

Carried.

4. Agenda

1. Business arising from February 9th, 2021 minutes:

- a. Speed/Traffic/Pedestrian Safety
- b. Parking Update
- c. Recreation Center Update

BEARMOUNTAIN COMMUNITYASSOCIATION

II. Reports from sub-committees

- a. Financial Report (Joe)
- b. Membership/Directorships (Joe)
- c. Dog Waste Committee (Joe)
- d. Covenants and Bylaws (Bob & Terry)
- e. Communications (Cyrus)
 - BMCA email – monthly tracking and trending
 - Website renewal
 - Refreshing home page – new Vision
 - Posting Board minutes

5. New Business

- a. Secretary Vacancy
- b. BMCA Constitution/Bylaws

I. Business Arising from January 12th, 2020 Minutes

a. Speed/Traffic/Pedestrian Safety:

There have been 10 incidents on Bear Mountain since September, two of which occurred in January.

Action: Ev to check the location of the occurrences to determine if incidents involved controlled cross walks.

b. Parking Update:

Nothing to report, however in discussion with Ecoasis, it was confirmed that the Elevate project which consists of 209 units will have 301 parking stalls.

c. Recreation Center Update:

As noted in Ecoasis update.

II. Reports from Sub-Committees:

- a. **Financial Report:** BMCA account balance is \$2301.25 versus \$2518.00 mid-March 2020. There are no payables on record, however anticipating a bill of \$500.00 for the website improvement project. It was noted that we need to spend another \$1000.00 to get it properly running.
Motion: To spend \$1000.00 on the website now in order to better facilitate our Community Activities.
Moved: Joe Matuska
Seconded: Bob Flitton
Carried.

Discussion re planning for fund raising events occurred.

BEARMOUNTAIN COMMUNITYASSOCIATION

- b. **Membership Report:** There are 14 paid members as of today compared to 35 members mid-March 2020. A membership letter has been drafted which will go out to everyone on our email list.
- c. **Dog Waste Committee:** Nothing to report at present other than the value this program represents to Bear Mountain residents. Currently managed by Bear Mountain resident volunteers, a quote from 2019 indicates a cost of \$20.00 per bin stop. Based on the number of units currently in our Community and weekly frequency, this amounts to \$14K in savings per year.

Agenda Addition: Depending on weather, the Parkway Clean-up is scheduled for Sunday March 14. Interested parties to meet in the gravel parking lot across the street from the Mountain Market Coffee Shop at 11:00AM. It will take about two hours to complete.

- d. **Covenants and Bylaws:** Bob indicated he gets about 2 calls per day and perhaps two to three emails per week regarding covenants and bylaws.
- e. **Communications:** Status quo at present. Cyrus indicated we were approached by 'Wildwise', a community awareness program with the goal of reducing human-wildlife conflict through education and management initiatives in communities. An information session is being planned. Cyrus and Jim will be in attendance.

III. New Business:

- a. **Secretary Vacancy:** Terry has volunteered to act as Secretary on an interim basis.
- b. **BMCA Constitution/Bylaws:** Contacted our lawyer at Sitka Law to clarify if our Constitution and Bylaws require updating as they date back to 2013. The Sitka Firm lawyer who manages the BMCA file, has volunteered to have a junior lawyer research this topic for us at no charge. We anticipate a response before the next meeting.

6. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 PM on April 13th, 2021 via Zoom.

7. Adjournment

The meeting was adjourned at 9:02 PM.