

BEARMOUNTAIN COMMUNITYASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

October 13, 2020 – 7:30 PM

Location: Westin Hotel, 1999 Country Club Way, Victoria, B.C.

Present: Ev Pollock, Terry Trace, Joe Matuska, Brigitte Nielsen, Bob Flitton, Cyrus Lim, Kyle Fuzi, Dr. Charles Lugosi, Jim Stoble, Bill Stafford

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

Absent, with regrets: all present

1. Call to Order

The regular meeting of the Board of Directors of Bear Mountain Community Association was called to order at 7:30 PM on October 13, 2020 at the Westin Hotel by Ev Pollock. The team from Ecoasis accepted our invitation for a collaborative discussion/Q&A to provide the Association with updates about our Bear Mountain Community. A warm welcome was extended to our honoured Guests and introductions were made.

A conversation with Ecoasis:

BMCA: There is a new requirement to pay for parking at the hotel.....is there any free parking left for golf club and tennis club members?

Ecoasis: Discussion occurred. There are covenants in place on all parking, and now an effort to seek clarity on Resort/Hotel parking situation is underway. More to follow at a later date.

The City of Langford currently has 100 underground stalls on site and we will be creating an additional 130 parking stalls near the tennis centre.

Ecoasis: Encourage you (BMCA) to actively engage with City Council as they are extremely receptive and willing to work with you in a collaborative manner. Identify your concerns by letter on an individual basis rather than 'lump sum' for better visibility.

BMCA: Why did Ecoasis surrender its liquor license to the lounge? Why is there still no liquor license?

Ecoasis: A bit complicated. A Structural Change Application has been submitted for the liquor license; however, it's all in the works, just waiting for approval.

BMCA: Who is responsible for maintaining the gardens that have been planted at entry ways to the various subdivisions and the Boulevards along the condo developments etc.?

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Ecoasis: We have a contract with the City of Langford for all landscaping.

BMCA: When is the landscaping going to be completed on the Parkway?

Ecoasis: That is scheduled for completion end of October/beginning of November. Due to COVID in early Spring, we had to postpone the planting of trees to the Fall.

BMCA: Are there plans for, and are there lands designated for parks, playgrounds etc.? The neighborhood is growing, and these sorts of spaces are sadly lacking. If there are plans, is there a time frame – and can the BMCA help to make this happen?

Ecoasis: For every unit developed, there is a DCC (development cost charge) created that pays specifically for parks. With 1300 units in Bear Mountain, there is in development a parks plan, not just for Bear Mountain but for all of Langford as a whole. Echo Valley is a destination for a park as well as a neighborhood park on Players Drive/Spirit Ridge. Other possibilities might include a dog park(s), basketball area, community park area near #5 on the Mountain Course. We can provide a map of proposed parks, etc. Bear Mountain is 1000 acres of privately owned land.

BMCA: Signage is noted indicating plans for future retail spaces. What is happening here?

Ecoasis: Ultimately we see the village core area as a gathering place offering a sense of community. The idea is for multi-purpose spaces with retail space, water feature area, performing arts space, as well as areas for relaxation and lounging.

BMCA: Lots of concern regarding the public trespassing on the golf course, people walking the cart paths, even cycling. What is your go forward position?

Ecoasis: Come November 1st; look for a hardened approach to trespassing. We will obviously try to be neighborly in our approach but as you've previously said, there are liability issues to consider. There are ways to restrict access to the area and maintain the lands for members and guests.

Further to that, we have developed a new trail map along with new planned trails which will provide Bear Mountain residents with safe alternatives.

BMCA: What is the status of the Elevate condominium project?

Ecoasis: Elevate is to start progress, the timing of that is slated for November. So be prepared for construction noise to start, it's going to be a two year project.

BMCA: Many residents are unhappy with the changes since the sale of the hotel. Will there be a survey done to find out what people are unhappy about?

Ecoasis: There's a lot going on right now, however, we expect a survey to happen in Q1 – 2021. We will collaborate with the BMCA to provide questions, etc. appropriate of the community.

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BMCA: The Bear Mountain Parkway/Leigh Road connector has become a speedway, and as such are a serious safety concern. The City of Langford has been approached regarding control lights for more crosswalks e.g. Pebble Way and the Parkway. Once the Riviera and Pinehurst Developments are completed, more children and general pedestrian traffic will increase, causing more safety concerns.

Ecoasis: Absolutely. What with the Parkway now open on both ends, it makes for a complete thoroughfare, where as before, it was essentially a dead end. The speed limit thru the resort should realistically be set at 30KPH, in keeping with a dedicated golf community and the inherent maximum speed of a golf cart.

BMCA: We're sure someone will ask about the Rec Center – knowing there isn't much to report on until after Nov. 20th, what can you tell us?

Ecoasis: We have a 25 year covenant with the community. As the property sits on 1.3 acres of land we have the option to put in another pool, expand the patio area, increase our food and beverage offerings there and at the tennis facility, and provide a full service restaurant. We will open up before the full transformation, but in the meantime, as there are some areas that are in need of attention, we will do some renovations to spruce the place up.

BMCA: There was talk of a 'tot' aquatic center. Is this something you are considering?

Ecoasis: Yes, there are plans to put one at Bear Mountain.

BMCA: What can you tell us about the First Tee program?

Ecoasis: This is a program that was developed in the US 17 years ago for underprivileged kids. The program plays an important role in utilizing golf to teach First Tee core values and delivering programs that help young people build character and develop life skills through the game of golf. Five years in the making, it was announced on August 10th, 2020, the inaugural First Tee – Canada chapter launching in 2021 will be located at Bear Mountain which is also home to Golf Canada's National Training Centre. Shannon will send you the press release.

With respect to the Golf for Kids event for 2020, they will be holding a virtual celebration ceremony on Friday, October 23rd emceed live by Ed Bain of the 'Q' with some of the Help Fill a Dream children as his special guests. The event has raised \$1 million every year over the last 3 years. Visit www.golfforkids./net to learn more.

The Board expressed sincere appreciation to the Ecoasis team for their time spent at the meeting. Both parties committed to continuing the conversation to address the needs of a Bear Mountain Community that continues to grow and become more diverse.

The Ecoasis Team left the meeting at 8:45 pm.

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2. Confirmation of a Quorum

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

3. Agenda

I. *Business arising from the September 8th, 2020 Minutes*

- a. #4 – Bear Mountain Neighbours magazine opportunities – tabled for now
- b. #5 – Push button lighting at Pebble Place crosswalk – Terry
- c. #6 – Squatter sighting – Bob
- d. Lack of organized play for children - Ev

II. *Reports from sub-committees*

- a. Financial Report (Joe)
- b. Membership (Joe)
- c. Dog Waste (Joe)
- d. Covenants and Bylaws (Bob & Terry)
- e. Communications (Cyrus)

4. Approval of Agenda and Agenda Additions

Motion: To approve the agenda as presented along with Additions.

Moved: Joe Matuska

Seconded: Jim Stoble

Carried.

5. Approval of Previous Minutes

Motion: To approve the minutes from meeting held September 8th, 2020.

Moved: Bob Filton

Seconded: Joe Matuska

Carried.

I. **Business Arising from the September 8th, 2020 Minutes**

- a. #4 – an affiliation with Bear Mountain Neighbours magazine has been set aside for now as the magazine cannot use the 'Bear Mountain' name.
- b. #5 - a camera at the Pebble Place/Bear Mountain Parkway crosswalk will have a camera installed in the next few weeks. This will monitor the speed of vehicles at this busy site.
- c. false alarm regarding the squatter sighting – this is a new resident who was simply meditating.
- d. there is a plan in place to address the lack of organized play for children – this has been recognized by Ecoasis as our community continues to grow.

II. **Reports from Committees:**

- a. **Financial Report:** Joe Matuska (Treasurer) reported that we have no payables and no receivables at present. The account balance is \$2,872.34 versus mid-October last year; we had \$3,640.65 in our bank account. There is a payable that will be coming due before the end of the year for our Director's liability insurance which is around \$1100.

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- b. **Membership:** Joe indicated that as of today's date, we have 114 paid members compared to 107 members as of the same date a year ago.
- c. **Dog Waste:** new waste receptacles have been installed at Players/Spirit Ridge near the mail boxes. In addition, another receptacle on Bear Mountain Parkway at the Player Drive bus stop has been installed. The installs and waste management will be maintained by the City of Langford. *As an aside, Joe mentioned that he would organize a thank you letter to George Henshall (former deputy director of engineering and public works with the City of Langford) for Director signatures at our next meeting and will hand deliver it to him.*
- d. **Covenants and Bylaws:** A message has been drafted to Bear Mountain home owners regarding Covenants and their purpose. It outlines the certainty on architectural matters, the general appearance of lots, parking, etc., in order to maintain the original vision that was created for Bear Mountain. This will be posted on the BMCA website.
Motion: To supply a 'neighborhood' sample of one of the covenants in order to provide an idea of the general scope of the covenants.
Moved: Bob Filton
Seconded: Terry Russ
Carried
- e. **Communications:** Cyrus continues to monitor emails and Facebook correspondence the Association receives, identifying trends and themes. When posting updates to the website, the system is exceedingly slow. We will look into updating the hosting site for faster response times. The Directors were asked to provide a short bio (four to five sentences long) of themselves for inclusion on the website.

6. Next Meeting

The next regular Board of Directors meeting for the BMCA will be held at 7:30 PM on November 10, 2020 at: Westin Hotel, 1999 Country Club Way, Victoria, B.C. and/or via virtual platform Zoom.

7. Adjournment

Motion: To adjourn the meeting.

Moved: Jim Stoble

Seconded: Kyle Fuzi

Carried.

The meeting was adjourned at 9:02 PM.