

BEARMOUNTAIN COMMUNITYASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

July 13, 2021 – 7:30 PM

Location: Members Lounge in the Westin Hotel

Present: Ev Pollock, Joe Matuska, Bob Flitton, Jim Stobie, Rick Kroeker, Cyrus Lim (AL) and Dr. Charles Lugosi (AL)

Regrets: Terry Trace

Absent: Bill Stafford, Kyle Fuzi,

1. Minutes of June 8, 2021 Meeting

Moved Joe, seconded Jim, that the minutes be approved. Carried.

2. Agenda

Note to correct articles 5 c. d. and f. to 5 e. f. and g. and article 6 e. and f. to 6 c. and d. No other additions or amendments to the circulated Agenda.

3. Business arising from the Agenda

- a. Terracap 360 Pacifica held an extraordinary meeting June 23 which Ev, Cyrus, Kyle, Rick and Bob attended, which was very informative. Sales Center in Ponds Square will be opening soon. Devon Skinner is available to attend a Directors meeting on request. Terracap 360 Pacifica have been proactive, invite questions. Last word we had is that an architect had not yet been retained for Champions Way multi-family site.
- b. Newsletter, motion to change frequency from monthly to quarterly. Moved by Cyrus, seconded Joe, carried.
- c. An Artisan Market has been proposed by Douglas Smith as a potential regular event, to be held in the Ponds Landing Plaza. Douglas will be meeting with representatives from the Ponds Landing Strata commercial tenants' group to discuss further. Rick will attend as an observer with other relevant groups that may be involved in this Artisan Market or other potential events of a similar nature. Rick will circulate a first proposal Alliance West to the Board for their information. Douglas has proposed that a portion of the revenue generated from the Artisan Market will be allocated to BMCA

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- d. Annual General Meeting, Motion to set the date for November 9, 2021. Moved Joe, Seconded Jim, carried. Rick volunteered to Chair an organizing committee with assistance from Jim and Joe.
- e. Constitution and Bylaws will be included on the AGM Agenda.
- f. Gateway Park - work is in progress on Bear Mountain Parkway. Question re a park for badminton or pickle ball should be sent to City of Langford Parks Department. Parks@cityoflangford.ca Ev to follow up.

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- g. Welcoming New Residents – Joe is organizing a welcoming kit for distribution to new residents in September. Donors are being sought for gift certificates. Terry Trace is compiling list of information new residents may require. Ev suggested including information on land zoning at Bear Mountain. Discussion on need to acknowledge companies that have donated to, or volunteered for the BMCA.

6. Committee Reports

- a. Financial Report (Joe) – Bank balance \$4,162.71; Payables \$995.66; balance after payables \$3,167.05. (\$2,536.00 balance this time last year).
- b. Membership (Joe) - 107 paid members (104 this time last year).
- c. Dog Waste (Joe) - Dog waste funding donations \$2,233.32, short \$2,222.12.
- d. Covenants and Bylaws (Bob), nothing significant to report.
- e. Communications (Cyrus) – Received numerous questions:
 - Broom removal.
 - BM Athletic Center, questions as to when will it open. Opening will be as soon as possible pending completion of renovations which are currently in progress.
 - Questions on news item about trails program, resulting from apparent premature misinformation.
 - Are renters eligible for membership – answer yes.
 - Question about bull frogs.

7. New Business

- a. BMCA pamphlet – being circulated, Joe and Ev organizing
- b. Bear Mountain Neighbours Magazine discussed. Ev to contact re featuring BMCA in a future edition. Discussion re promoting 2021 AGM in this publication occurred.
- c. It was brought to BMCA attention that deer in the region are being impacted by AHD, a disease often fatal to deer, particularly young

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deer. Motion by Charles, seconded by Joe that BMCA remind people to therefore avoid proximity to deer, carried.

8. **Next Meeting**

As agreed at the June meeting, the Board will not meet in August.

The next regular Board of Directors meeting for the BMCA will be held September 14th 2021 at 7:30 PM, Members Lounge at the Westin.

9. **Adjournment** - The Chair declared the meeting adjourned at 8:55 PM.