

Meeting of the CPCA Board of Directors @ the home of Kevin Hughes Nov. 24, 2013

Members Present: Garry Gray, Ted Hart, Jim Waddell, Ted Wood, Kevin Hughes, Paul Roggeman,  
Bonnie Semeschuck, Mike Lelek, Norma Grace Scott

Members Absent: Gerry Power, Jim Bland

President Garry Gray welcomed everyone to the meeting, thanked them for coming and thanked the Hughes for hosting the meeting.

Secretary Norma Grace Scott moved the minutes of the Sept. 2/13 meeting of the Board of Directors be adopted as distributed and posted. Motion seconded by Ted Wood. Carried

Treasurer Bonnie Semeschuck moved the financials for the period ending Oct.31/13 be adopted as sent to each board member prior to the meeting. Motion seconded by Ted Hart. Carried

Bonnie had a question about the Insurance policy payments. Norma Grace will check into past years' procedure.

### **Old Business**

#### Reports:

- Garry reported that we are on budget with everything except an unforeseen expense for replacing a timer in the irrigation system. This was unavoidable and an increase should be considered when budgeting next year, for the maintenance and repairs to the irrigation system. Paul Roggeman offered to help Gerry Power with the Beach Maintenance Contract and (because of his experience with the irrigation system) also with servicing that system. Harley Calkins was hired to blow out the irrigation system again this fall.
- Garry Gray reported on the Beach/Seawall Restoration including thanks for the amount of help from community members, Brian Semeschuck, Jim Bland, Gerry Power, Barry Cerney, and (extensively) Chris Rae. Thanks to Garry too! An engineer had been consulted prior to the reclamation. With Garry and Chris planning and working together the project went smoothly. Chris managed to find rock at an incredible rate of \$400/load, plus \$100/load delivery charge to Columere. He also provided the loam at no cost and donated all of his time. Heavy landscaping felt was positioned to resist erosion of the grass at high water. With large rocks repositioned along the shore, pea gravel (that will settle over time) was spread and grass seeded. Thanks to the savings and reuse of materials, the project was able to be done well with limited funds. Another fine example of VOLUNTEERISM in Columere!
- Ted Wood reported that the swim docks, kayaks, paddle boards and paddles have all been put in or by the shed for the winter. Replacement paddles will be discussed in the budget meeting. The anchors were pulled and placed on the beach, rather than hauling them to the shed. Gerry put the tennis nets away. Garry purchased a new Canadian flag for the beach area. The sandbox toys are under cover but will be added to the fall 'toy' recovery next year. Ted was assisted by Kevin Hughes, Mike Lelek, Chris Rae and Dave Rae.
- Website: Mike Lelek reported on the meeting with Cathy MacIntosh and Garry Gray. If Cathy is unable to post in a timely manner, Mike will do it. Garry reported that we now have upgraded our website with our host. Mike has offered to work with Cathy and Norma Grace to rework the website. When asked, Norma Grace gave her point of view. She asked the board to revisit issues laid out in her report from the Sept. 2 meeting, sighting examples. A discussion ensued as to the pros and cons of having the website pass-worded, split the site for partial access to the public and partial pass-worded for access only CPCA, as well as completely accessible to the general public. It had been the feeling of past boards that CPCA minutes should not be posted

on an open website. Ted H. explained it is not necessary to withhold minutes from a public website.

Motion: Ted Hart moved the Columere Park Community Association website be available for public viewing and to remove the pass protected element. Motion seconded by Jim Waddell. Clarification was requested by NG. Minutes and yearly financials will continue to be posted. Vote: 7 in favor 2 opposed. Carried.

- Constitution: Garry reported the acquisition of a copy of Columere Park Community Association Constitution and Bylaws from BC Registry Services. Past changes to the constitution were never registered with the BC Registry Services in accordance with the Society Act. Therefore, those changes are not legal. We will destroy all copies of the Constitution that we currently have and use the Constitution as at incorporation of the Columere Park Community Association, August 20, 1985. If and when changes are perceived to be needed, we will follow the procedure laid out in the bylaws as well as register those changes. Bonnie said it could mean refiling our year-end reports. Action: NG will look into the archived minutes in an attempt to find when the year-end date was changed. Bonnie will contact the appropriate people for advice.

#### Discussion Items:

- Past President Judy Roggeman has delivered all of the CPCA past records to Norma Grace. In order to preserve these materials in a safe place NG has looked into the cost of a fireproof filing cabinet. She suggests keeping the files in the CPCA shed with the President having the key to access these records. This will be discussed further when we are budgeting.
- Budget procedure and timing: Garry would like us to start setting out the needs of our community in January for costing and prioritizing.

#### New Business:

- Changing AGM from May to Aug: Garry brought forward the idea of moving the Annual General Meeting of the CPCA from May to a weekend in the summer. Rational: With new members coming onto the board in May, they are at a disadvantage to get up to speed with what has been set in motion for the spring and summer. (In accordance with the Board of Directors' Time Line: Needs are discussed at the fall meeting. At the winter meetings, point people have been investigating and cost comparisons are done. The results are considered and budgeting is completed in March, prior to the AGM.) The existing board has momentum going and it can be difficult, even overwhelming for newly elected board members. Garry suggested we could have a May meeting to provide information to the community members and invite volunteers for proposed projects.

The CPCA use to have two general meetings per year. One meeting was on the long weekend May and the other in Sept. A discussion ensued with the pros and cons of making this change. Some of the ideas put forward: A big plus would be time for experienced directors to mentor and take the lead while new directors have the opportunity to become familiar with the roles before taking on projects &/or positions. Many people make May long weekend a start to the cottage season. It is breaking with tradition. Aug. long weekend was thought to be a good alternative because of the number of people who are here. It also is within the time allotted between AGMs in the Bylaws and complies with the Constitution.

Motion: Garry made a motion that we move the date of the Annual General Meeting of the Columere Park Community Association from May to the August long weekend. Motion seconded by Jim Waddell. Motion Carried. \*\*If there are no legal ramifications, we will set Sunday May 18 as a community information meeting with the opportunity for members to volunteer for the summer projects. Sunday

August 3 will be set as the AGM.

Action: Garry

Continuing Discussion Items:

- Legacy fund and Memorials will be covered after the results of the survey are known.
- New Year's Eve Fireworks have a budget of \$500. It was suggested we invite a non-board member to take charge of this event. Paul will see if Royal Burritt is interested in doing this.
- Garry had thought we may want to ask Spirit's Reach marina users to pay something to the CPCA however, given the good will and support given the community by the Raes, this is seen as a non-issue. The Board agreed to waive any costs.
- Barry Cerney has offered his band, 'Dry Gulch Ramblers' for the Community Barbecue in Aug. (at a reduced rate). We will address this at the budgeting meeting.
- Columbia Lake/Watershed update: Ted Hart has been attending the round table discussions with members from communities around Columbia Lake. The group of interested people are taking things slowly in their pursuit to organize an ongoing water quality monitoring project. They have applied for funds from Local Initiatives (of Invermere) to upgrade equipment for this monitoring. Right now, they are looking to the communities to indicate if they could provide volunteer water quality monitors. Other members of the board have attended meeting and outings with the group. Anyone is invited to attend meetings therefore, the minutes to these meeting will be posted on CPCA website.
- Garry reported that we now have a fairly complete email list of all of the Columere property owners. He has prepared a letter that he intends to send as soon as the survey is ready. Mike suggested we supply a link to the survey in order for it to be completed and the resulted compiled mechanically. Everyone agreed.
- Paul and Gerry will work on updating the Beach Maintenance Contract. A discussion about some of the elements that need tweaking included a termination element and seeking tenders outside of the youth of our community.
- The flower beds/sitting area near the tennis courts is in need of attention. This will be discussed further at budget time.
- Erosion to the road surface at the entrance to the community property has become dangerous. Chris Rae has been filling the holes with gravel but it is time to see if a more permanent solution can be found. We will discuss this at a later date in order to further investigate options.
- Garry brought forth the idea of extending the swimming area along the slip of land going out to the point (the finger). It would require removal of reeds. This is tabled until another time.
- Tennis court resurfacing will be determined after the survey has been reviewed and spring conditions reveal any water source that still affects the tennis court base.

#### New Business

Jim Waddell is meeting with Steve Levitt from Forestry on Tuesday morning and invited anyone who was interested to join them. Steve will discuss the Crown Land parcel assessment properties within Columere Park. He doesn't expect the province will do any Forest Fuel Management in the near future but can give us idea to safeguard against the threat of fire.

Next meeting will be January 19, 2014 @ 9:30 at Bonnie's.

The purpose of this meeting will be to work on the operational side of the Budget for the coming year.

Garry thanked everyone and adjourned the meeting 11:50.