

## Minutes of the March 30, 2013 meeting of the Board of Directors of CPCA

The focus of this meeting is to re-examine the budget to insure we are being totally fiscally responsible and to further discuss the need for an increase in dues.

Members in attendance: Harley Calkins, Barry Cerny, Marlene Binda, Norma Grace Scott, Garry Gray, Ted Hart, Gerry Power

Guests in attendance: Chris Rae, Dave Rae

Members absent: Ted Wood, Kevin Hughes, Jim Bland, Jason Vincent, Jim Waddell

Jim Bland and Jason Vincent have given their proxy vote to President Harley Calkins. (on file with Secretary)

Harley Calkins opened the meeting by asking the secretary to read a letter from Jim Bland, who was unable to attend today's meeting. The letter expressed Jim's belief that the Board should maintain its commitment to provide enhanced night beach security this summer.

Harley reminded the board, members of the community association are allowed to bring issues to board meetings, at the discretion of the president.

By invitation of President, Harley Calkins, Dave and Chris Rae are in attendance to discuss common concerns. We discussed the ramifications to the Board and marina owners since we have now acknowledged the problems of late night parties on the beach area. Throughout the discussion, the general consensus is, with ongoing problems night time security is necessary. It was agreed random evening security was preferable. Perhaps we can join other communities who are experiencing similar problems and share the personnel and cost.

Marina management would like to move the canoe racks out of the marina area. Barry Cerny requested the reasoning behind this. A discussion ensued which involved the limited space, the attracting of other watercraft in this environmentally sensitive area, as well as the best placement for the racks. The likely place is at the South end of the beach near the wind surf area. This will require cooperation and the reconfiguring of what is there. All agreed water craft need to be removed to home owners' property at the end of the summer season.

In regards to the eroded shoreline; it was confirmed that Ron Rutledge, at his own cost, had put all of the rocks into the shoreline retaining wall when he redid the water lines. Last year's runoff was an unusually high level. With much less snow pack in the mountains, we don't anticipate the same problem this year. However, the erosion made a mess of our beach area. This discussion included rocks from the Fairmont mud slide which are being sorted at the refuse station. It was reported that some will be used back at Fairmont. The bottom line is: Rock is Expensive! Garry Gary, the board member in charge of the reclamation project, will continue to look into the best place to get rock for the best price. It was decided this project would need to be postponed until next fall, due to cost.

Chris and Dave Rae were thanked for attending the meeting and sharing their perspective of the issues facing the Columere Park Community as they left the meeting with our thanks.

Our President, Harley Calkins, then proceeded with the meeting by expressing his disappointment at the emails that followed the March 3 meeting. One of his concerns was the extent of information that was coming from outside the board. Garry expressed a general concern over disconnect between the board and the community. The board, as a whole, feel it has been forthcoming about the project lists, made all financials open through the posting of minutes, and has been elected to do what is in the best interest of the community. Therefore, it is believed to have done due diligence in providing the membership with information. Harley reiterated, if a member of the community has a strong opinion on something the board is doing, the member is asked to bring the problem to the board. The board will deal with it in a confidential manner. Further to the emails: As stated in the constitution, " Article VI Annual Dues 6.1 Members shall pay such annual dues as may be approved by the Board of Directors and sanctioned by the voting members at a meeting of the members." Therefore, the board will set the dues and take their decision, with justification, to the AGM. Ted Hart suggested supplying alternatives to the Community for the necessary increase. Discussion followed: The philosophy of the current board is to supply the community with a common sense of belonging to a wonderful, supportive community. It was clarified, the \$20,000 GIC is held in reserve for unexpected or emergency expenses. The subject of the emails lead to a very honest, open discussion about concerns, cleared the air, brought out many good ideas and a feeling of renewed unity within our board.

Minutes: Norma Grace moved the reading of the minutes be waived due to the unique circumstances of this meeting. The minutes were distributed to the board prior to this March 30 meeting via email. The focus of this meeting is to re-examine the budget to insure we are being totally fiscally responsible and to further discuss the need for an increase in dues. The secretary also clarified, for the record, that the last increase in dues was brought to the AGM in May of 2005, at which time it was agreed upon by the membership and implemented in 2006. Also, if any changes are needed to the March 3 minutes, those changes will be revisited, rescinded, revised and/or updated at the March 30 meeting and a vote taken, as appropriate. If a motion was approved at the previous meeting, the motion needs to be rescinded, a new motion made and a vote taken.

Financials: No changes to the balances from March 3 meeting.

Revisiting the Budget items of the March 3 meeting as distributed to the board in the minutes.

Review and Update:

We went through each item on the list from the March 3 meeting. The cost of many items is outside of our control. (example: webhost, insurance, taxes, toilet pump out, beach contract & supply costs). Other items we felt could not be adjusted if we want to keep our community safe and maintained, such as:

- Beach toilet supplies  
(outside the scope of the maintenance contract; ie: toilet paper, cleaning supplies, etc.)
- Office supplies
- garden left at \$100 to put additional perennials
- Night time security: It was agreed the \$3200 budgeted for this will remain as in the March 3 budget. However, interfacing with that motion we add, IF we can share security with another community, our money just goes further. \*\* Harley will attend to this.\*\*
- Playground sand \$400
- landscape planning \$1000

Where we did find areas to cut back some costs:

- community events actual budgeted amounts are \$850 with some decreases  
examples: in rental of barbecue
- barbecue reduced to \$1500 from \$2000/possible with continued frugality
- newsletter changed to brochure for cost cutting of \$1000 at last meeting
- annual budget for the tennis court repair – reduced from \$1000 to \$500  
(Garry, Ted, Kevin and Barry will look after the removal of tar and repainting)
- benches (gradually replacing wooden board with composite boards) reduced from \$400 to \$150  
(Garry & Corey Maillot will attend to this)
- irrigation reduced from \$700 to \$400  
(parts only as the labor tends to be volunteer by board members)
- gravel for the parking lot \$650, reduced from \$1350
- paddles for paddle board and kayaks \$400 reduced from \$950
- daytime security: reduced it from 20 days to 16 days at \$100/day

Some areas that needed to be reassessed and added to the budget:

- separate category for the added Spring and Fall maintenance & shoreline clean up - \$1200  
(fertilizer and grass seed, weed control, tarps, disposal for trash from shoreline cleanup,).
- legal reserve fund set up \$1000 (Marlene is going to set up a separate account)

This bare bones operational budget puts us \$1400 in the red before consideration of the capital budget, with dues at \$125.00.

Motion: The CPCA board approve the 2013-14 operating budget of \$29,545 as discussed March 30.  
Moved by Garry Gray    Seconded by Ted Hart.    Approved.

Tennis Court/Spring drainage:

Discussion for clarification was followed by the rereading of this section from the March 3 minutes and approval as in those minutes.

RDEK has agreed to reconstruct the ditch, between the spring and existing culvert. RDEK will also clear the culvert crossing Columere Road, which is located at the far Northwest end by the tennis court area. RDEK has agreed to extend the culvert down to the ditch line (Tennis Court Drainage Ditch).

It will be Columere Park's responsibility to reconstruct the Tennis Court Drainage Ditch, to continue the drainage of the unwanted waters from the ditch to the pond area. Columere Park's part is contingent upon what the RDEK/ministry of transportation does along the West side of Columere Road (across from the community property bordering the tennis court).

The ensuing discussion clarified our cost/obligation. The cost estimate from the March 3 meeting for the tennis court drainage remains as discussed.

Shoreline repair: The discussion approved the passing of the motion at the March 3 meeting. The budget of \$8000 will be brought to the community at the AGM. This project will be postponed until the Fall, therefore it will go to the community prior to being implemented. Garry Gary will be in charge of this project. For clarification: \*\*Maintenance of the Beach area is the Community Association's responsibility as per our leasing agreement with the Raes.\*\*

Membership Dues: Marlene reported, for just the operating budget (no capital expenditures) and maintaining our current membership:

- by leaving the dues at \$125 we will have a deficit of \$1400.
- by increasing the dues to \$150 we will have \$4,205 for capital expenditures
- by increasing the dues to \$175 we will have \$9,830 for capital expenditures
- by increasing the dues to \$200 we will have \$15,455 for capital expenditures

The total amount required for the projected capital budget is \$14,000

Gerry Power rescinded his motion from the March 3 meeting to raise the CPCA dues to \$200.

Secunder of that motion: Marlene agreed. All in favor.

Harley made the motion we take the proposed budget to the AGM and request, for approval, an increase in CPCA dues. Seconded by Ted Hart. Approved. It was agreed, as a board, we will move the membership dues be increased to \$200 at the AGM.

The invoicing for this year will be \$125.00. Marlene will put a note on the invoice with the reasoning behind the necessity of increasing the dues and the possibility of a second billing for this year if a dues increase is approved at the AGM.

Marlene will put 3 options for the increase in dues on a poster for the AGM.

Harley will print the Comparative Income Statement and Balance Sheets generated by Marlene, onto large posters, also for the AGM.

Project list: We reviewed the 2012-13 project list from last year and updated the progress of each.

The only ongoing project on the list is the pond aeration. Discussion included the ongoing cost and maintenance of a fountain. It was decided to remove this item from the project list, since all the pond studies have been done and reports determined there would be no improvement to the pond by an aeration system.

Result: Harley moved the pond upgrade (Fountain Aerator for the Pond) be struck from the Project list. Seconded by Barry Cerny Vote: All in favor

Norma Grace will prepare a poster of the Project lists for the AGM

Other Business:

The financials will now be put on the website.

Garry Gray informed the board, on behalf of Brad Reinbold, the Reinbold family would like to donate a bench in memory of their father who passed away last month. Both Leo Reinbold and Betty Sawatzky benches will be provided with plaques, paid for by the Board, as per Board/community policy.

Brochure printing is going to be done by Kevin. Marlene will provide the invoices. Marlene will send a members' list to Harley and Norma Grace. The stuffing needs to be a group project before April 15.

Ted Hart moved the adjournment of the meeting. Seconded by Barry Cerny.