

Stave Gardens Community Association
Monthly Meeting Minutes: January 8, 2018

Call to order: 7:03pm

Directors in Attendance:

Keith Billesberger, Phil Cooper, Tony Reid, Birgit Keys

Community Attendance:

20 signed in

Welcome and thank you to Fire Station #2

Adoption of previous meeting minutes:

General Meeting – October 19, 2017

Community as a Whole Meeting - November 6, 2017

AGM – November 27, 2017

Motion to adopt the previous minutes: Steve Leslie

2nd the motion: Diana Wood

All in Favour: Yes

Against: None

Abstain: None

New Member Applications:

Motion to accept new members: Jen Juhasz

2nd the motion: Steve Leslie

All in Favour: Yes

Against: None

Abstain: None

New Directors Seats

There was a secret ballot vote to vote in the two new directors.

The three candidates are as listed and all gave introductions:

Jen Juhasz, Louise Leslie and Greg Cowan

There was an open count of the ballots with Phil Cooper emptying the ballot box, Birgit Keys recording the count and Keith Billesberger verifying the count.

The two new Directors as voted in by the members in attendance are Jen Juhasz and Greg Cowan.

SGCA Meeting Calendar for 2018:

A suggestion was made to take a break in the summer.

Discussion stated that not everyone takes vacations at the same time so the summer meeting dates should stand. The discussion was that we could analyze the dates of meetings could be revisited with each meeting but to leave the schedule as it is laid out, but to amend the AGM date to November 12, 2018 and leave December free from meetings.

Motion to accept the SGCA 2018 meeting Calendar: Tony Reid

2nd the motion: Jen Juhasz

All in Favour: Yes

Against: None

Abstain: None

Tendered Offer on the Community Hall

Details and discssion: Phil Cooper stated that he put forward a request to an associate regarding the asbestos investigation in the hall. The bill will be approximately \$800. There is minimal asbestos in the hall, in the back of the kitchen and in the mud of the chimney but not in the stucco or ceiling tiles.

The remediation for asbestos removal will be approximately \$4500 to be absorbed by the buyer.

The information regarding the asbestos investigation was relayed to both the realtor and the proposed buyer.

The offer on the hall is \$350,000.00 subject to financing and rezoning to rural residential.

The buyer is Krysta Keys, member of SGCA. The Keys family are all members, with Birgit as a Director

Asking price: \$490,000.00

Assessed 2018 Value: \$468,400.00

Taxable Value: \$458,400.00

The assessed value for 2018 increased by 39% from 2017 assessed value of \$337,600.00

It was suggested that we dispute the assessed value, in particular the assessed building value of \$18,400.00

Motion for a vote for the offer on the hall: Tony Reid

2nd the motion: Jen Juhasz

All in Favour: Yes

Against: None

Abstain: None

A secret vote took place with 16 of the members present voting whether to decline, counter or accept the offer on the hall. Five Members of the Keys family abstained in voting.

There was an open count of the ballots with Phil Cooper emptying the ballot box, Birgit Keys recording the count and Keith Billesberger verifying the count.

Result of the vote as listed:

Decline: 4

Counter: 1

Accept: 11

There was further discussion to make sure that we are in compliant with the Societies Act to ensure that we met the required amount of members voting on the action on the sale of the hall.

Tony Reid read part of the existing constitution regarding voting.

A motion to get legal counsel to confirm that the vote is compliant with the Societies Act:

Owen Davidson

2nd : Jen Juhasz

All in Favour: Yes

Against: None

Abstain: None

Commercial Development and Community Planning:

Motion to create a 5 member community liason committee: Steve Leslie

2nd: Rod Tulett

All in Favour: Yes

Against: None

Abstain: None

Motion to select members from volunteers for this committee at the next meeting: Owen Davidson

2nd Steve Leslie

All in Favour: Yes

Against: None

Abstain: None

Discussion: This committee will be decided at the February meeting. The intent would be that there would be a unified voice for our community to discuss concerns with Mayor and council.

It was discussed that a survey could go out to all members. This survey could enlist volunteers for the committee as well as an avenue to list community issues to bring up with the city.

Jen Juhasz proposed that the Commercial Development Facebook page would liason and align with this committee.

SGCA – Constitution and Bylaws

Motion to create a working group to update the constitution and bylaws and membership of this committee up to 5 people to be determined at the next meeting: Owen Davidson

2nd: Steve Leslie

All in Favour: Yes

Against: None

Abstain: None

New Business and Food For Thought

Open discussion

Phil discussed how Communities in Bloom and aligning ourselves with Mission would benefit Stave Falls residents

Steve discussed how tax money could replace the “Welcome to Mission” sign that was burnt down

The prospect of renaming the association was brought up.

As these were all open discussion topics that they be tabled for another meeting. Some of these items and action plans would be moved to the two new committees.

Late agenda item: Cheque written to SFCA

At the last meeting it had been decided to provide the SFCA with funds to help pay for advertising for the reopening preregistration for the school. A meeting invitation was made on Nov 27/17 to meet with SFCA on Nov 28/17 to give over the funds. The SFCA declined the invitation. What do we now do with the cheque.

Motion to cancel the cheque and put the funds back into the account: Tony Reid

2nd: Pamela Prince

All in Favour: Yes

Against: None

Abstain: None

New Business:

The decision to have an investigation for the asbestos in the hall was out of order as it was not voted upon at the last meeting. This kind of spending by directors cannot happen. There should be an agenda item for the February meeting to limit the spending by directors. Also when Phil receives the bill, he should bring the bill to the next meeting so that it can be voted upon for reimbursement to Phil. All actions must be by the book. The funds that were raised for the kids Christmas party is earmarked for any children's event that will be put on in the community, ie. Easter Egg Hunt

Motion made to get 3 different quotes for Liability Insurance for the Board of Directors. Tony Reid

2nd: Steve Leslie

All in Favour: Yes

Against: None

Abstain: None

Motion to Adjourn: 8:44pm Steve Leslie

Motion Carried

Next meeting: February 5, 2018 Firehall 7:00pm