

Stave Gardens Community Association (SGCA)

General Meeting

Minutes

Monday, February 5/ 2018

Call to Order: 7:05 pm

Attendance:

Directors:

Keith Billesberger	Tony Reid
Phil Cooper	Jen Juhasz
Birgit Keys	Greg Cowan
Colleen Beland	

11 Members also in attendance *

Previous meetings minutes adopted with the addition of the attendance record

Tendered offer on Community Hall

Phil provided details on the new offer as well as information on the expired listing with the Realtor.

- Offer was made on Jan 28/18 for \$350,000.00
- Buyer understands unique financing challenges with this property
- They would like to close as soon as possible

In order to accept this offer a few things must be completed:

- There must be a special resolution meeting of the membership that authorizes the Society (Directors) to sell, lease or otherwise dispose of the land.
- This authority allows the Society/Directors to accept/counter or decline the offer

There was general discussion around the valuation of the property and what a reasonable price should be.

There was also a discussion regarding the expired listing and it was agreed that we would re-list with R. Antaluk

*See motion for specific amendments to the listing

An agreement was reached to proceed with a special resolution meeting for the membership.

Motion: Colleen Beland

To call a Special Resolution Meeting for February 26, 2018 at 7pm

The purpose of this special meeting is as follows:

- To take a vote by the membership that allows the society/directors to a) enter into a contract or arrangement for the purpose of selling the property b) accept/counter or decline the existing offer (s)
- Notification for the meeting will be disseminated to the community in the following ways: Facebook, website, mailed directly to member homes, large sign posted at the fire hall, postings on all the mailboxes, an ad in the newspaper.

*attendance records are available for viewing to all paid members upon request

2nd: Birgit Keys
All in favor: Yes

Motion: Keith Holkham

To re-list the property using the same Realtor (R. Antaluk) with the following conditions

- he will be excluded from the existing offer as it came via another realtor and was after the listing expired. (note that Mr. Antaluk did not pursue re-listing the property when the listing lapsed)
- we will request that he provide more in the way of advertising and promotion to generate additional offers on the property

2nd: Brendan Keys
All in favor: Yes

Liability Insurance

This was voted on as an action item at the last meeting and will be acted on asap.

Colleen Beland will get the form completed right away.

Tony will submit to the insurance company for processing

Approximate anticipated cost will be about \$800

Commercial Development and Community Planning

Selection of a working committee

Jen Juhasz - CHAIRMAN

Greg Cowan

Phil Cooper

Brendan Keys

Crystal Heisler

Jen is working on a draft survey for the community and will provide updates

Secretary will provide contact information to these committee members

SGCA- Constitution/Bylaws & Transitioning our Society

Selection of a working committee

Nicola Heeney – Chairman

Owen Davidson

Diana Wood

Birgit Keys

Colleen Beland

Secretary will provide contact information to these committee members

Funds for Kids Easter Egg Hunt

General conversation regarding the planning of a Easter Egg hunt for the children of Stave Falls.

Rhonda Davidson had previously indicated she might plan something and could come in at a budget we set.

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Owen will ask if she would be willing to plan this event.

Motion: Rod Tulett

To make available, up to \$300 for the supplies needed to put on a children's Easter Egg Hunt party

2nd: Birgit Keys

All in Favor: Yes

Donation to the Steelhead Community Association for the invitation we solicited from them for the children of Stave Falls to attend their Santa's Breakfast party.

Colleen Beland had reached out to the Steelhead community association to ask if they would be willing to extend an invitation to the children of Stave Falls to attend their Santa's Breakfast party.

Steelhead very graciously invited children from our area to attend.

Motion: Brendan Keys

To give a donation of \$100 to the Steelhead Community Association for including our children in their wonderful event.

2nd: Jenny Holkham

All in Favor: Yes

Spending Limits

General discussion regarding spending by directors on behalf of the SGCA. In general, we want to place limits on how much can be spent without the community having to vote on each expense.

Some people felt that a reasonable limit would be \$500.00 and a few felt a lower limit would be better. By majority agreement a motion was made.

Motion: Rod Tulett

To provide the Directors of the SGCA with a standing authority to spend up to and not more than \$500.00 per occurrence as will be voted on by the directors.

2nd: Owen Davidson

In favor: 15

Against: 3

Passed with a majority vote

New Business and Food for Thought

Phil gave a report on the COTW meeting held by the School Trustees. At the meeting, there was a general call for more input from the community. This sentiment was also echoed by SFCA who was in attendance.

If you want to contact the trustees with information/ ideas or your opinion regarding the re-opening of the Stave Falls School, it would be appreciated by the trustees.

- There is also an open house on Sunday, February 11 at the Stave Falls School. It is being hosted by Jim Taylor.

This meeting is from 12:30-3pm

- The next COTW meeting will be held on February 13 from 3:30 to 5pm. Location will be the School Board Office at 33046 4th Ave, Mission

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Block watch program

This topic was broached by Crystal Heisler as she is concerned with the increase in reports of break ins and theft in the Stave Falls area.

This program will be referred to the Community Planning Committee for further discussion and/or action

There was general discussion regarding compensation for the use of the Fire hall and one member for his time. As this item now fall under the director's authority, an invoice will be requested from the Fire Chief and will be paid ASAP.

Colleen Beland requested to add an item for future discussion regarding the society's ongoing expenses. It may be prudent to fundraise periodically for our ongoing expenses so that we are not spending the funds we will acquire from the sale of the hall for the basic functions of the society.

The next General Meeting will be held on March 12, 2018 at 7pm at Fire Hall no. 2

Meeting adjourned by Keith Billesberger: 8:50 pm

Attachments: none

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