

# Stave Gardens Community Association (SGCA)

## General Meeting

### Minutes

Monday, March 5/ 2018

Call to Order: 7:02 pm

#### Attendance:

Directors:

Keith Billesberger

Phil Cooper

Jen Juhasz

Birgit Keys

Greg Cowan

Colleen Beland

13 members and other community members also in attendance \*

#### Adoption of previous meetings minutes

Motion to adopt the minutes from 2018-02-05: Rod Tulett

2<sup>nd</sup>: Brendan Keys

All in Favor: Yes

Motion to adopt the minutes from 2018-02-26: Steve Leslie

2<sup>nd</sup>: Birgit Keys

All in Favor: Yes

#### Report from Special Resolution Meeting:

by Phil Cooper

We have received a counter-offer from the buyer. It is as follows:

\$390,000 purchase price

SGCA will carry \$160,000 at 5% for 4 years

\$30,000 deposit to be paid on 2018-03-15

Completion date of 2018-03-24

Buyer to pay legal costs for mortgage set up

the only change the buyer made to our counter was to extend the term of our 1<sup>st</sup> mortgage to 4 years

VOTE TO ACCEPT THIS OFFER:

Per the special resolution meeting, this vote is for directors only and was passed unanimously\*

Tony Reid was not in attendance for this vote.

We still met the requirements for a quorum and so this vote will stand

Additional discussion:

- Phil to find out about 'dual agency' rules

- we have referred the discussion of tax payment to the district as well as negotiation with them to the

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

CDCP committee for action

- that action will consist of sending the district a letter requesting a meeting and will lay out our expectations for this meeting; we want to see community projects in the Stave Falls area as well as other initiatives that will be reported on at the next general meeting.

**Liability Insurance:**

the application for this insurance is now complete and will be re-submitted

***Commercial Development and Community Planning (CDCP)***

Jen Juhasz-

This committee has met once and have come up with a community survey. A draft copy will be brought to the next general meeting for discussion.

As suggested by this committee, a 'COMMUNITY DROP BOX' can be made to allow community members the ability to drop off survey sheets, comment cards, etc. This convenience is for those who may not be online using social media

Steve Juhasz has graciously offered both time and materials to complete this project

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***

Nicola Heeney-

a first meeting has been set for 2018-03-12

an update will be provided at the next general meeting

we have until November to complete the transition

***Easter Egg Hunt for the kids of Stave Falls***

Hylee Stables located here in Stave Falls is possibly going to be doing an Easter event.

Jen will reach out to them to see if we can offer volunteer time or money to the event

***PRESENTATION – Randy Schmidt- Owner/Developer of the gas station development***

Also attending with Randy were:

Steve Schmidt/ Randys Son

Ron Henderson/ Randys business partner

In point form and in no particular order, talking points from their presentation:

- Met great people at the public forum and was disappointed to not have had a chance to do a more structured presentation and question period as he felt it would have been more personal.

- wants the community to know that they are not a big faceless corporation. They live in Maple Ridge and have gravitated to and while exploring our area have come to love the Stave Falls area and are hopeful to provide a valuable service to the area.

- it will be the owners who operate the store. They also hope to hire up to 30 people from the area to work in their business

- They feel like they would be a good fit in the community.

- the building will be set off DTR and will have ground level signage that will be low key and in keeping

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with the area. It will have an antique feel as Randy has a whole shed filled with old signs (like huge coke buttons) that he wants to have prominently displayed.

- the plan is currently for 8 pumps. Two for purple gas, one high dispensing pump and five regular pumps.

- They recognize there are reasons why people don't want this business to be located in the area, and has done research to figure out ways to make it work. They are seeking 'low impact' solutions to the issues our community has raised.

- He is happy to share that information with anyone who wants to see it.

There are 1<sup>st</sup> and 2<sup>nd</sup> readings coming up with the DOM and then there will be a public hearing.

The Schmidt family have spent a significant amount of time, energy and money to bring the project as far as it has come and they are hoping to become a valuable part of and be able to invest in the community of Stave Falls.

Comment:

- there is a disconnect right now between the DOM and the residents of SF's and potential developers to our area. They pushed this on us before knowing there would be push back. They need to start engaging us as a community

### **New Business and Food for Thought**

1.

Keith suggested that we remove the community sign from the old hall and see if the museum would like to have it. He and Phil will go and remove it.

2.

Phil suggested that to engage more community members with our association, we could bring in guest speakers for upcoming meetings. Colleen will find a speaker for next general meeting.

3.

Brendan suggested we plan some fun outdoor summer activities and BBQ's.

4.

NOTICE: there is a Mission Parks and Rec Planning Meeting to take place at the leisure centre on Saturday, March 10, 2018 from 10am to 2pm. We recommend that you attend

5.

Let's do another PUB NIGHT. Raised funds will go for association administration costs as well as summer fun stuff for the community. Birgit and Colleen will begin planning

**The next General Meeting will be held on Monday, April 9, 2018 at 7pm at Fire Hall no. 2**

**Meeting adjourned by Keith Billesberger: 8:51 pm**

**Attachments:** none

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