

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Annual General Meeting of the members of:

STAVE GARDENS COMMUNITY ASSOCIATION

(the "Society")

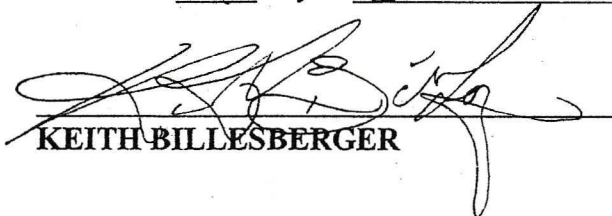
Will be held on: WEDNESDAY, SEPTEMBER 28, 2016

At: HOTTIES FID EMPORIUM
31170 DENWINEY TRUNK RD.

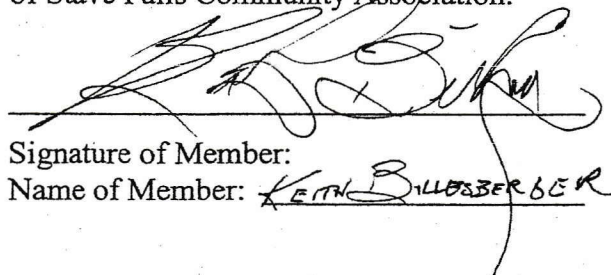
for the following purposes:

1. To accept new members to the Society;
2. To receive a report on the Society's Restoration and status;
3. To distribute financial statements of the Society and discuss;
4. To elect directors for the ensuing year;
5. To transact such other business as may be properly brought before the meeting.

Dated this 26 day of SEPTEMBER, 2016.


KEITH BILLESBERGER

I, KEITH BILLESBERGER, hereby waive the requirement to have 14 days written notice delivered by mail prior to the date and time of the holding of the Annual General Meeting of Stave Falls Community Association.


Signature of Member:
Name of Member: KEITH BILLESBERGER

ANNUAL GENERAL MEETING OF
STAVE GARDENS COMMUNITY ASSOCIATION

DATE: SEPT 28, 2016

Meeting called to order at 7:30pm

1. Approval and appointment of new members;

The following new members, being eligible to be members of the Society by virtue of being a resident of the Stave Falls Community, were appointed as members of the Society:

COLLEEN BELAND, TERRY FRYER, BIRGIT KEYS
TONY REID, KEITH HOLKHAM,
VAL BILLESBERGER, KEITH BILLESBERGER
JENNIE HOLKHAM, PAULINE COOPER
PHILIP COOPER

2. Report on the status of the restoration of the society presented;
3. Financial statements for year ending Aug 30, 2016 and report on finances presented;
4. Election of Officers and Directors to serve for the year September ___ 2016 to December 31, 2016:

a. Director

KEITH BILLESBERGER

b. Director

TONY REID

c. Director

Birgit Keys

d. Director

PHIL COOPER

e. Director

COLLEEN BELAND

f. President

KEITH BILLESBERGER

g. Vice President

PHIL COOPER

h. Treasurer

TONY REID

i. Secretary

COLLEEN BELAND

Meeting adjourned at 8:15 / SEPT 28/16

Submitted by:

COLLEEN BELAND
(Secretary)



Nicomen Island and Cade Barr properties to be sold

For Immediate Release

September 21, 2016

At the September 20, 2016 Board meeting the Mission Public School District approved issuing a request for offers for the purchase/sale of the closed Nicomen Island and Cade Barr Schools. In the next month staff will be putting together an information package and formally advertising for offers to purchase the two properties. The School District will need the approval of the Ministry of Education prior to finalizing either sale. It is expected to take between three and six months to complete the sale process.

The Board also directed staff to gather more information on the potential uses of the Stave Falls School and the Durieu School. After considering the feedback received during the request for expression of interest process, the Board determined that more research is needed before making any decision on the potential disposition of these properties. The resolution authorized staff to meet with the District of Mission and the Fraser Valley Regional District regarding potential community use of these facilities. As a number of students in the Stave Falls area attend schools in the Maple Ridge-Pitt Meadows system the Board also authorized staff to meet with the Maple Ridge-Pitt Meadows School District to better understand the educational needs of the Stave Falls area.

Once additional information is gathered, a report will be prepared for the Board on the Stave Falls and Durieu Schools. Information on the final sale of the Nicomen Island and Cade Barr schools will be released in due course.

Media Contact:

Angus Wilson, Superintendent
Corien Becker, Secretary Treasurer

604-814-9701
604-814-3700



Background:

The Mission Public School District initiated a public process for the potential disposition of the four properties, soliciting expressions of interest early in 2016. An open house was held at each site. Numerous comments and expressions of interest were received. Based on the comments and the review of the properties, staff recommended disposing of the Nicomen Island and Cade Barr properties immediately through a formal public request for offers.

Community interest was expressed for community and/or education use of the Durieu and Stave Falls properties with the concern that the Stave Falls School could be needed as a school again in the next five to ten years. As such, staff recommended deferring the potential sale of these two sites until the Board can determine whether the local governments are interested in using or acquiring the schools for community use, or whether there is a need for the Stave Falls School to be used as a school in the future. As a number of Mission students from the Stave Falls area are attending school in Maple Ridge, it would be prudent to discuss the facility needs with the Maple Ridge - Pitt Meadows School District prior to considering any disposition of the property.

The following information summarizes pertinent information, and the responses and comments received from the expression of interest process:

Nicomen Island School, 40071 Nicomen Island Trunk Road, Mission BC

- The Nicomen Island building is currently boarded up, and in significant need of repair.
- There is no tenant in this building, and no recommendations to hold onto this site for community use.
- A number of individuals expressed interest in acquiring the site – at least one to convert the building into a residence.
- One individual expressed interest in having a building inspection done prior to selling. This is typically done as a condition of sale.
- Fourteen (14) people signed in at the open house.

Cade Barr Elementary, 33447 Dewdney Trunk Road, Mission BC

- The Cade Barr building currently has a tenant.
- The building needs significant repairs, including a new roof.
- A few individuals expressed interest in purchasing the site.
- Seven (7) people signed in at the open house.

Stave Falls Elementary, 30204 Brackley Avenue, Mission BC

- The Stave Falls building is currently boarded up, but used for storing School District assets.
- A neighbourhood group suggests that there may be approximately 70 students living in the Stave Falls area.
- With the new development in the Stave Falls area, the school may be needed to be a school again in the near future.
- A number of people indicated that they would like to purchase the property.
- One suggestion was to use the site as an outdoor learning destination school (gateway to the Stave West forests).
- One group would like to manage the school as a mixed use centre until the building is needed for educational purposes in the future.
- Twenty-seven (27) people signed in at the open house.



Durieu Elementary, 11620 Seux Road, Mission BC

- The Durieu building is used minimally (tenant 3 – 6 hours per week).
- Interest was expressed in using this site as a community centre, or public asset.
- The community water source is located on the School District property, and the community expressed concern with losing control of the water source.
- Six (6) people signed in at the open house.

Policy, Regulation, Legislation:

The Disposition of property by a School District is regulated by the *School Act*. The School District will require a Ministerial Order prior to disposing of any of the properties. The request to the Minister will require the Board's reasoning for the Disposition.

School Act, Acquisition and disposal of land

96 (3) Subject to the orders of the minister, the board may dispose of land or improvements, or both.

Resolution of the Board, September 20, 2016 public meeting:

THAT the Board of Education authorize the issuance of a Request for Offers for the disposition of the following properties:

- 1. Nicomen Island School, 40071 Nicomen Island Trunk Road, Lot 4, Plan NWP29588, Part SW ¼, District Lot 474, Section 36, Township 20, Group 1, New Westminster Land District PID 009-023-623;*
- 2. Cade Barr School, 33447 Dewdney Trunk Road, Parcel A, Lot 1, Plan NWP2184, Section 28, Township 17, New Westminster Land District, PID 012-547-565;*

AND THAT the Board of Education authorize staff to enter into discussions with the District of Mission and the School District No. 42 (Maple Ridge-Pitt Meadows) regarding potential disposition or use of the Stave Falls Elementary School for community use or educational purposes and provide a report to the Board on the discussion and potential options;

AND THAT the Board of Education authorize staff to enter into discussions with the Fraser Valley Regional District regarding the potential disposition of the Durieu Elementary School for community use, and provide a report to the Board on the discussion and potential options.

Carried

"Societies Act"

SCHEDULE "B"

BY-LAWS

OF

STAVE GARDENS COMMUNITY ASSOCIATION

1. MEMBERSHIP: Admission and Termination.

- (a) All citizens and residents residing in and about Stave Lake district, in the Municipality of Mission, shall be eligible for membership in the Association.
- (b) Any citizen or resident residing in and about Stave Lake district who may be regularly proposed, seconded and passed for membership by the then existing members shall be eligible for membership in the Association.
- (c) Any member who ceases to be a member in good standing by reason of non-payment of dues or leaves Stave Lake District and takes up residence elsewhere shall automatically cease to be a member of the Association.

2. MEETINGS & VOTING RIGHTS.

- (a) The first general meeting of the Association shall be held on the 5th day of September 1955 and the annual general meeting of the Association shall be held in the month of January of each and every year thereafter.
- (b) A Notice setting out the time and place of each annual and special meeting shall be mailed by the Secretary to each member at his or her address as it appears on the Secretary's list at least five days prior to the date of such meeting.

"Societies Act"

SCHEDULE "A"

CONSTITUTION

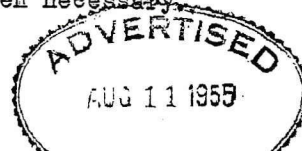
OF

STAVE GARDENS COMMUNITY ASSOCIATION



4788 (200)

1. The name of the Society is "Stave Gardens Community Association".
2. The objects of the Society are:-
 - (a) To study the problems of Stave Lake District, in the Municipality of Mission, and its affairs and to take whatever action is deemed advisable for the benefit of the citizens and residents as a whole;
 - (b) To encourage and advance all rural activities;
 - (c) To encourage and promote good fellowship among its members;
 - (d) To provide a community hall for meetings of various kinds, including social, religious, political, and those necessary in carrying out the objects of the Association;
 - (e) To develop good fellowship in the Stave Lake District through the activities carried on and sponsored by the Association;
 - (f) To take over, purchase, take on lease, hire or otherwise acquire land, buildings, or any interest therein for the purpose of a community hall or such other purpose as might be decided upon as necessary in the carrying out of its objects and to dispose of such land or buildings by sale or otherwise when necessary.



(g) To buy, sell, deal in, hire, make or provide or maintain all necessary property or equipment for carrying out its objectives.

| Names & Signatures | Addresses | Occupations |
|--|---------------------|---------------|
| 1. <u>Howard Purcell Burn</u> HOWARD PURCELL BURN | Mission City, B. C. | Road Foreman. |
| 2. <u>Charles Harris</u> CHARLES HARRIS | Mission City, B. C. | Gentleman. |
| 3. <u>Cecil Starks</u> CECIL STARKS | Mission City, B. C. | Logger. |
| 4. <u>Anthony Lybeck</u> ANTHONY LYBECK | Mission City, B.C. | Logger. |
| 5. <u>Harry Simpson</u> HARRY SIMPSON | Mission City, B. C. | Logger. |

DATED this 25th day of July, A. D. 1955 at the Municipality of Mission, in the Province of British Columbia.

WITNESS to the above signatures:

Name J. A. Merriman

Address R.R.-1 - Ruskin

Occupation Farmer

- (c) Five members, personally present, shall constitute a quorum for the transaction of business at any general or special meeting duly called.
- (d) All voting shall be in person, no proxies purporting to entitle any person to vote on behalf of any member shall be allowed.
- (e) Each member of the Association shall have one vote.
- (f) Each member of the Association shall have the right to vote at all general and special meetings.
- (g) All voting except the voting for Directors, shall be by show of hands unless any single member objects to said method. In the event of such objection by any one member, voting shall be by secret ballot and by simple majority.

3. DIRECTORS and OFFICERS.

- (a) The administration of the affairs of the Association shall be vested in a board of directors consisting of not less than Three(3) and not more than Five (5) Directors, who shall be elected for a term of one year at the annual meeting of the Association in the manner hereinafter set out.
 - (b) Any member in good standing shall be eligible to hold the office of Director.
 - (c) Nominations for Directors shall be signed by two members in good standing and submitted to the Secretary at least Five (5) days before the annual meeting.
-

- (d) All voting for Directorships by the members of the Association shall be by secret ballot.
- (e) The Directors shall elect the President and Vice-President of the Association from among their own members at the first meeting of the Board of Directors, which said meeting shall be held within Seven (7) days of the annual meeting at which the said Board of Directors was elected.
- (f) The President shall preside at all meetings of the Board of Directors and members of the Society, and in his absence the Vice-president shall preside.
- (g) The Directors shall appoint one of their own number or any member of the Society to hold the office of Secretary-Treasurer. Such appointment shall continue during the pleasure of the Directors.
- (h) Any Director or other officer may, any other by-law or by-laws notwithstanding, be removed from office by a two-thirds vote of the members present at any special meeting called for that purpose. And any such special meeting shall be called at the written request of not less than ten (10) members in good standing.
- (i) No Director or Officer shall receive any salary or other remuneration SAVE AND EXCEPT that the Board of Directors may at their discretion fix compensation for the Secretary or Secretary-Treasurer, as the case may be.
- (j) In the event of any vacancy of office of Director by reason of removal, resignation or death, a

special meeting shall be called for an election to fill the vacancy until the next annual meeting.

- (k) The duties of Officers shall be as their title in general usage would indicate, and such as required by law, and such as may be assigned to them from time to time by the Board of Directors.
- (l) A majority of the Board of Directors shall constitute a quorum for all meetings of the Board.
- (m) Meetings of the Board of Directors shall be held at the discretion of the President, BUT the Board of Directors shall meet at least once every quarter.
- (n) No dealing with property by Directors without prior approval being given by a general meeting of the members. The Board of Directors shall make no contracts or arrangements of any kind with respect to any property of the Association without prior approval being given by the members at a general meeting of the Society to such contract or arrangement.

4. ORDER OF BUSINESS

Calling the roll; reading and confirming of minutes of previous meetings of the Association; reading reports of the Secretary or Secretary-Treasurer; reading reports of committees; reading communications; election to fill vacancies, unfinished business, new business, adjournment.

5. MOTIONS

Motions may be made in writing or may be made orally from the floor and no debate shall be permitted except on a motion regularly moved and seconded. No member may speak twice on the same motion except by the permission of the meeting or by way of explanation. No member shall speak longer than ten

minutes on any one question without leave from the President or Chairman. Questions of order arising at the meeting of the Society not provided for by the by-law, shall be decided by the Chairman, subject to an appeal to the meeting, and majority vote of the members ruling.

6. COMMITTEES

The Board of Directors may at any meeting create a committee or committees to deal with any special object or objects.

The committees shall have power to hold meetings of their members and may discuss any matters relating to the object for which the committees were created and make reports or recommendations to the Board of Directors by executive committees, but no committees shall have any power to bind the committee, the Association or the Board of Directors.

The committee shall elect a chairman from their own members.

7. SEAL

A common seal shall be kept in the office of the Secretary-Treasurer and shall not be affixed to any document unless by authority of the resolution of the Board of Directors passed at any general meeting thereof, and shall be affixed in the presence of said Officers of the Board as may be prescribed in such resolution, or if no Officers are so prescribed, then in the presence of the President or Secretary-Treasurer and one other Officer. Such Officers shall sign every instrument to which the seal of the Association is so fixed in their presence.

8. BANKS

The Bank of the Association shall be a chartered bank in the Village of Mission City, as directed by the Board of Directors.

9. AMENDMENTS OF BY-LAWS

No addition or alteration or amendment shall be made

to these by-laws except by an extraordinary resolution, notice of which shall be given by posting same in a conspicuous place or places in or at the registered offices of the Association at least thirty days prior to the meeting at which such addition, alteration or amendment is to be considered nor without the consent of two-thirds of the members present at such meeting who are entitled to vote.

10. RECORDS

The Minutes Book, Books of Account, Roll Book and Records of the Association shall be open at all reasonable times at the registered office of the Association for the inspection of any members in good standing.

11. BORROWING POWERS

The Board of Directors may with the sanction of an extraordinary resolution of the Association, (such resolution requiring the votes of two-thirds of the members present at any general meeting of the Association) raise or borrow any sum or sums of money for the purpose of the Society either at one time or from time to time and at such rate of interest and in such manner or upon such security as shall be specified in such resolution.

12. AUDITORS

The accounts of the Association shall as soon as practicable after the end of the fiscal year, be examined and their correctness ascertained by one or more auditors who shall be appointed annually by the Association at the annual general meeting. A vacancy occurring in the office of auditor during the year shall be filled by the appointment of another auditor.

13. INTERPRETATION

The Board of Directors shall be the sole authority for the interpretation of the By-Laws and of the Rules and

Regulations made hereunder; and the decision of the Board upon any question of interpretation or upon any matter affecting the Association and not provided for by these By-Laws, or by the rules and regulations made hereunder shall be final upon the members.

DATED this 25th day of July, A. D. 1955 at the Municipality of Mission, in the Province of British Columbia.

| Name & Signature | Address | Occupation |
|--|---------------------------------|--------------|
| 1. <u>Howard Purcell Burn</u> HOWARD PURCELL BURN | Mission City , B. C. | Road Foreman |
| 2. <u>Charles Harris</u> CHARLES HARRIS | Mission City , B. C. | Gentleman |
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| 5. <u>Harry Simpson</u> HARRY SIMPSON | Mission City , B. C. | Logger |

WITNESS to the above signatures:

Name J A Morrison
Address 2 R-1 - Ruskin
Occupation Farmer