

ASSOCIATION MEETING MINUTES FOR A GENERAL MEETING OF
The Stave Gardens Community Association

Date: Wednesday, January 15, 2025.

Location: Stave Falls Elementary 30204 Brackley Avenue Mission, BC V4S 1C2

1. CALL TO ORDER: 6:30pm

Meeting Chair: Paul Wozney

Co-Chair:

Secretary: Sarah Cheltenham

Treasurer: Rhonda Davidson

Directors in Attendance: Wozney, O. Davidson, R. Davidson, Cheltenham, Sparrow, McGill

Directors Absent: Christensen

Members in Attendance:42

Non-Members in Attendance:4

2. ADMISSION OF RECORDING-Please be advised that Canada is single party consent for recording, so there might be members recording the meeting.

3. LAND ACKNOWLEDGEMENT

4. ADOPTION OF THE AGENDA

AMENDMENT BY S. CHELTENHAM TO CHANGE THE YEAR FROM 2024 TO 2025

2ND P. COOPER

MOTION CARRIED

2ND R. MCGILL

MOTION CARRIED

5. ADOPTION OF THE DECEMBER 11TH MEETING MINUTES

2ND CO. CARDY

MINUTES ADOPTED

6. COMMITTEE UPDATES-ALL COMMITTEES WILL BE HELD TO 10 MINUTES FOR UPDATES

- a. Development Committee- Richard reported that council is inactive but will be back in session January 20th. In Richard's absence two of the executive members will be following city council's agendas.

NOTE:

Doors open at 6:00 to allow members to review Association Records

There are 100 lots already approved for Stave Falls; they are going to the fourth reading but will be approved. The Mayor has sent out the survey report to the OCP committee, and it was noted that every city counsellor received a copy.

- b. Gardening Committee-The gardening committee reported that they are inactive due to winter.
- c. Social Committee- A. Sparrow informed the membership of the successful paint nite, and the musical bingo night coming up at Steelhead in February.
- d. Bylaw Committee-No update
- e. Finance Committee-They had their first meeting last night. They created a mission statement and terms of reference.

Mission Statement

The committee shall be an informal vehicle for any member to share thoughtful community-minded ideas for presentation to the executive regarding the financial business of Stave Gardens Community Association.

Terms of Reference

The responsibility of this committee shall be to review, twice annually, all financial records of the Stave Gardens Community Association and to provide a committee report.

MOTION TO ACCEPT & ADOPT MISSION STATEMENT AND TERMS OF REFERENCE FOR THE FINANCE COMMITTEE

2ND JIM

MOTION CARRIED

7. EXECUTIVE REPORTS

-Presidents Report

-Paul began by apologizing on behalf of the Executive for the calling of the Special Resolution Meeting (SRM) of the bylaws. The Executive erred in thinking that the bylaws could be amended and discussed at the SRM. The meeting was cancelled when the Executive learned that the bylaws could not be discussed and amended.

-The Bylaw committee has met several times and attempted to streamline the bylaws and constitution. The bylaws will be discussed today, and if we need more time, we can have future discussions. The Executive is aware that these bylaws will probably not be passed before the AGM.

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-Paul discussed the opening of nominations on January 16th for positions on the BOD for the election. The nominations will close on February 26th at 11:59 pm.

A Nominations Chair will have to be appointed for the election; their responsibilities include.

-Managing a membership list through to the election

-Accepting and collating names of nominees

-Publishing a list of candidates and background information one week prior to the election

-Printing, distributing, counting, and recording ballots

-Chairing election proceedings

There will also be 2 Scrutineers to assist the Nominations Chair.

-New Members must have paid their \$5.00 up to the day before the AGM. Members will need to show that they have resided in Stave Falls for a minimum of four months.

-Existing Members must have paid their \$5.00 up to the day before the AGM. Members will need to show proof of their existing residence in Stave Falls.

-Paul advised the members present that we would go through this meeting and then adjourn into a committee of the whole to discuss bylaws.

-Paul made a call out to join the committees of the SGCA.

- Treasurers Report-

Current bank statements have been entered into the binder for membership review.

Reporting period beginning: December 1, 2024

Beginning balance chequing: \$18,591.06

Deposits: \$0.00

Cheques: \$20.00

Bank Fee: \$0

Bank balance chequing ending: \$18,571.06

December 31, 2024

Beginning balance savings: \$42.08

Credit interest: \$0.05

Bank balance savings ending: \$42.13

December 31, 2024

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Bank balance term deposit: \$244,625.70
Matures November 7, 2026

MOTION MADE BY ANGELA HORBANUIK TO ACCEPT THE TREASURERS REPORT

2ND S. ANTHONSEN

MOTION CARRIED

- Secretary's Report

- S. Cheltenham informed the membership \$1,400 was mailed out from the Mission Community Foundation for the spring block party. Once received, this will be deposited into the bank account.

-S. Cheltenham is still working with the Steelhead treasurer to resolve the \$1,200 duplicate deposit issue and recoup the funds. Should Steelhead not be able to find conclusive evidence and it is deemed a bank error, then the SGCA membership will have to decide how to proceed on recovering the \$1,200.

- The CRT process was explained step by step. First, there is a filing, then the respondent responds, and then it goes to negotiation. If an agreement cannot be reached in negotiation, then it proceeds to the next step. You have the following three choices. The first is to go directly to the tribunal; the second is to reach a settlement. The complainant offers a settlement, and the respondent can choose to accept or reject the settlement. The third option is to engage in facilitated settlement with a case manager.

-The CRT case that the SGCA is the respondent in that was filed by members of the SGCA regarding the 2018/19 bylaws is awaiting the commencement of the tribunal process. While gathering evidence for the CRT and fulfilling membership requests for information, alleged secondary minutes were discovered at the society's law firm MHWP. These minutes are different than what has been distributed to the membership and what was uploaded to the SGCA website by the previous BOD. These minutes include a SRM text that did not take place in the meeting. This matter is currently being looked into by the lawyer that the SGCA has retained, as passed in a previous motion.

Also discovered were emails to and from the lawyer that are not in the SGCA email account and discussions of passing these bylaws. This entire matter is before the lawyer for review and recommendations.

-The CRT that the SGCA has filed against the previous BOD has proceeded to the tribunal phase as the previous BOD did not accept the settlement offer. This is now awaiting the commencement of the tribunal process. As previously mentioned, while looking for membership-requested documents, we

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have discovered emails from the SGCA email account that are available at the lawyer (MHWP) but allegedly appear to have been deleted from the SGCA Gmail account.

-The CRT that Sarah Cheltenham and the SGCA are respondents in filed by Colleen Beland is currently in the negotiation phase.

-We have received a few membership emails regarding the accusations that have been made against the current BOD. We have normally taken the stance that we are not the Facebook police, however in this case members have come to the BOD with questions regarding these accusations and we have been asked to address membership regarding a very serious accusation. In a Facebook group that none of the BOD are members of it has been stated that
“We are trying to get our hands on the money instead of reinvesting the invest into the capital they want to spend it.” “Don’t let this board steal the community’s money” and that we are “corrupt”.
“Rhonda Davidson is being sued for defamation and bullying and their agenda (others not on the BOD were named) is to get their hands on the money most likely to pay their lawyer fees”
“These people are trying to get their hands on the community money to pay their lawyers”

These statements are not only false, but they are also outrageous. I have not been reimbursed for costs I have paid on behalf of the SGCA. Costs such as changing the registry key to have it returned to the lawyer after the previous Secretary removed this from the lawyer and changed it without membership approval. All the printouts that are distributed I am not reimbursed for. I have donated prizes and money to run the SGCA Block Party and I am just one member of the BOD that has done so. This BOD has members that sit on other Executives as treasurers and Vice Presidents. To make these statements without posting proof of the wrongdoing is not just defamatory. It is reckless. These statements will be dealt with by the BOD due to the severity of the accusations of financial malfeasance and theft.

The next item we have been accused of is operating 10 months without a budget. This is also false, we presented a budget in May 2024 which was the first GM after being elected, we were asked for more detail in the budget, so we presented a budget at the June 2024 meeting and the motion was carried to pass that budget.

There are more accusations against us regarding the GIC, bylaws, and our spending. All of the documentation is available at the front in the binders for viewing. If there is something that you want to know, view, or have a copy of, then please email the SGCA email account, and we can respond to you.

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8. REQUEST TO ADD NEW BUSINESS

A. BI. KEYS MOTION TO HAVE S. CHELTENHAM REIMBURSED FOR OFFICE EXPENSES FOR SGCA COSTS

2ND JOHN CERNOVEC
MOTION CARRIED

B. MOTION TO MOVE INTO A COMMITTEE OF THE WHOLE TO DISCUSS THE BYLAW

2ND J.TAYLOR
MOTION CARRIED

Ideas from the Committee of the Whole for the bylaws.

-To include the people below the dam, that we are rude and ignorant to disallow them as members. We should allow this on the catchment.

-Provision 2.1 that children be non-voting members as we have a youth committee

-If we could change the \$5 to \$1

-\$5 feels like an amount where people would be active instead of \$1. The fee was changed to a one time fee instead of yearly.

-The \$5 should be gone as it doesn't show that you're a resident or a sign of commitment. Instead we are a member funded society so we should collect money for the society.

-Ruskin in a municipality of Maple Ridge and not Mission and that Steelhead and Whonnock have their own associations and that non residents cannot be voting members.

-\$5 Annually is a good point, just because we have a large bank account that people seem to want to get their hands on, we should use the \$5 as fundraising.

-3.1 it is stated that all meetings must follow RROO. This shouldn't cover all meetings like committees and gatherings.

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-3.1 should read AGM, SRM, and GM instead of all meetings.

-Roberts Rules of Order needs to be defined in the bylaws when it is used, and more notice in the bylaws about notice of meetings.

-In camera meetings to keep privacy

-There shouldn't be in camera meetings as this is a public society.

-Members of other associations there has been delicate personal matters that they were able to discuss in camera and having some protection in the way of freedom of thought.

-3.10 in the event of a tie for the 7th seat was discussed and explained. The runoff secret ballot would be only between the two nominees tied and held by the Election Chair.

-3.8 Scrutineers should still be there so that the Election Chair isn't running the election.

-3.8 The Election Chair is the sole Director and agreed that the Scrutineers would be there.

-3.8 Nomination committee consisting of Nomination Chair and Scrutineers.

-3.8 It is a mistake to put the Scrutineers back in as they are only in charge of counting votes on election night.

-3.8 Scrutineers can be used in advance to scrutinize the election in its entirety.

-3.17 It is preferable to use the CRT rather than to use personal court lawyers.

11. ADJOURNMENT 8:17PM

R. MCGILL

2ND P. WOZNEY

MOTION CARRIED

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