

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

Date: Wednesday November 13, 2024.

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

1. CALL TO ORDER: 6:30pm

Meeting Chair: Paul Wozney

Co-Chair: Brooke Christensen

Secretary: Sarah Cheltenham

Treasurer:

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

Directors Absent: R. Davidson

Members in Attendance:31

Non-Members in Attendance:5

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

3. ADOPTION OF THE AGENDA

J. TAYLOR

2ND H. MCEWAN

4. ADOPTION OF THE OCTOBER 9TH MEETING MINUTES -

T. TAYLOR

2ND H. MCEWAN

MINUTES ADOPTED

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

- a. Development Committee-Richard called in and was put on speaker to address the membership. Richard announced that his final cost was \$1,957.10 which was under the \$3,000 budget. 409 properties in Stave Falls were surveyed, of those properties Richard received back a 45% response rate. Of the respondents 87.5% expressed concerns about the impact of continued development. 82.4% of respondents expressed support for a resolution from neighbourhood association to delay any future developments in Stave Falls until after the City has studied the aquifers. 79,1% of respondents expressed concern about potential of excessive development in Stave Falls. 67.6%

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oppose the current OCP plan which calls for 1.73 acre lots in Stave Falls. The conversation was taken to the floor to the membership which went over the allotted 10 minutes.

MOTION TO EXTEND-J. NIELSEN

2ND J. TAYLOR

MOTION CARRIED

Question and answers from the membership continued, however it is noted that at times Richard could not hear some members, and some couldn't hear Richard. The four recommendations were read by Richard and then moved by J. Nielsen as below.

MOVED BY J. NIELSEN THAT WE IMPLEMENT THE RECOMMENDATIONS THAT RICHARD'S REPORT HAS AS FOLLOWS AND THESE BE PRESENTED TO THE CITY BY THE SGCA BOD.

- 1. A RELIABLE REPORT NEEDS TO BE COMMISSIONED AND COMPLETED TO DETERMINE WHAT EXTENT THE STAVE FALLS AQUIFERS CAN SUSTAIN ADDITIONAL DEVELOPMENT.**
- 2. ACTION ON PENDING DEVELOPMENT APPLICATIONS FOR ADDITIONAL SUBDIVISIONS IN STAVE FALLS NEEDS TO BE POSTPONED UNTIL THE CITY CAN CONCLUSIVELY DETERMINE WHAT LEVEL OF THE DEVELOPMENT CAN BE SUSTAINED BY THE STAVE FALLS AQUIFERS**
- 3. THE CITY OF MISSION NEEDS TO CREATE A NEIGHBOURHOOD PLAN FOR ITS RURAL NEIGHBOURHOODS, SPECIFICALLY TO INCLUDE STAVE FALLS AND STEELHEAD, BEFORE MOVING FORWARD WITH ANY ADDITIONAL DEVELOPMENT APPLICATIONS. THE CITY NEEDS TO CONSIDER THE VIEWS OF ITS RURAL RESIDENTS, AND HONESTLY REPORT ON THOSE VIEWS, PRIOR TO MAKING DECISIONS ON FURTHER DEVELOPMENT IN NORTH MISSION.**
- 4. THE FINAL VERSION OF THE OCP SHOULD NOT INCLUDE REFERENCES (AS CURRENTLY EXIST IN THE PHASE 2 OCP REPORT) THAT RURAL RESIDENTS ARE SUPPORTIVE OF SMALLER LOTS IN STAVE FALLS OR THAT RURAL RESIDENTS ARE SUPPORTIVE OF CONTINUED DEVELOPMENT OF SMALLER LOTS (1.73 ACRES) AS PER THE CURRENT OCP. THESE REPRESENTATIONS ARE NOT SUPPORTED BY THE DATA COLLECTED BY THIS SURVEY.**

2ND J. TAYLOR

MOTION CARRIED WITH 2 ABSTENTIONS

- b. Social Committee- A. Sparrow informed membership that the cotton candy machine was paid off and we are on in a profitable position with all rentals. Anita gave the Trunk or Treat report that she spent \$161.99 of her \$500 budget. Anita advised membership of the November 16th bingo event that was being co-hosted with Steelhead at the Steelhead Hall. As well Anita mentioned the December 14th Breakfast with Santa event. It was announced that the SGCA Social Committee has partnered with Steelhead for future events to be announced.

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- c. Paul Wozney made an update on the fire hall recruitment and announced that they had managed to recruit four new candidates this year.

6. EXECUTIVE REPORTS

- Treasurers Report-read by A. Sparrow in R. Davidson's absence.

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

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| Reporting period beginning: | October 1, 2024 |
| Beginning balance chequing: | \$6,667.77 |
| Deposits: | \$1,215.40 |
| Cheques: | \$1,879.64 |
| Bank Fee | \$0 |
| Bank balance chequing ending: | \$5,452.37 |
| October 31, 2024 | |

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|------------------------------|---------|
| Beginning balance savings: | \$41.98 |
| Credit interest: | \$0.05 |
| Bank balance savings ending: | \$42.03 |
| October 31, 2024 | |

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

As well on November 7th interest of \$13,000.68 from the GIC was automatically transferred into the chequing account.

C. HEISLER MOTION MADE THAT THEY COPY OF THE CONTRACT OF THE GIC AT PROSPERA BE PROVIDED TO CURRENT BOD BY FORMER TREASURER

2ND J. TAYLOR

MOTION CARRIED

- Secretary's Report

- S. Cheltenham informed membership that after last meeting with Shelley Carter present, S. Cheltenham applied for a grant with the Mission Foundation prior to their fall intake closing. The grant applied for had to be for a specific event, or item so S. Cheltenham chose the SGCA Spring Carnival/Block Party as the event. \$1,500 was applied for and membership will be updated once we hear back.

-S. Cheltenham advised the membership of the ongoing banking issue, and that S. Cheltenham is working with the Steelhead treasurer to resolve the issue and recoup the funds.

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7. REQUEST TO ADD NEW BUSINESS

- A. S. CHELTENHAM MOTION TO PAY THE MACUSHLAW/SHELDON FALK INVOICE 3294 IN THE DOLLAR AMOUNT OF \$727.27. THIS INVOICE WAS INCURRED BY THE CURRENT BOD TO RETAIN FILES THAT WERE NOT HANDED OVER BY THE PREVIOUS BOD FOR A LAWYER THAT WAS ENGAGED WITHOUT MEMBERSHIP KNOWLEDGE OR APPROVAL.**

2ND C. HEISLER

MOTION CARRIED

- B. S. CHELTENHAM MOTION TO SEEK LEGAL ADVICE GIVEN THE COMPLEXITY OF THE CRT CASE IN WHICH THE SGCA IS A RESPONDENT AND CONSIDERING THAT OTHER PARTIES ARE REPRESENTED BY LEGAL COUNSEL IT IS IN THE BEST INTEREST OF THE SGCA TO SEEK PROFESSIONAL LEGAL ADVICE. THE BOD IS CURRENTLY CONCERNED ABOUT ANY POTENTIAL LEGAL LIABILITIES THAT THE SGCA MAY FACE AS A RESULT OF THIS CASE. A GENEROUS DONATION OF \$5,000 HAS BEEN MADE TO SPECIFICALLY COVER LEGAL EXPENSES, ENSURING THAT SGCA FUNDS WILL NOT BE USED FOR THESE COSTS. THE BOD WILL COME BACK TO MEMBERSHIP SHOULD THEY COME CLOSE TO THE \$5,000.**

2ND H. MCEWAN

MOTION CARRIED

- C. J. NIELSEN MOTION THAT ALL PARTIES INVOLVED IN CRT BE DIRECTED TO LEAVE THE ROOM DURING THE S. CHELTENHAM MOTION DISCUSSION AND VOTE.**

2ND D. DOLFF

MOTION CARRIED

11. ADJOURNMENT 8:00PM

T. TAYLOR

2ND H. MCEWAN

MOTION CARRIED

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