

SUNSHINE HEIGHTS OWNERS & RESIDENTS ASSOCIATION
July 20, 2021 HELD VIRTUALLY BY ZOOM

Board Members Roll Call (quorum = majority of Board = 3/5 Board members)

Board Members Present: (Quorum = majority of Board members))	Present	Regrets	
Peter Borgmann (President)	Yes		
Ron Leclerc (Member-at-Large)	Yes		
Lou Moniz (Wharfinger)	Yes		
Lezlie Smith (Secretary/Treasurer)	Yes		
Michelle Bruecker (Member-at-Large)	Yes		

1 Call Meeting to Order: 7:05

1.1. Adopt Agenda Motion- Lou Moniz Seconded - Ron Leclerc

1.2. Adopt Draft Minutes of June 26, 2021 Motion Ron Leclerc - Seconded - Lou Moniz

1.3. Action Items & Business Arising from Minutes of June 26th 2021

1.3.1 Small repair projects to be completed as time permits.

1.3.2 Work party request to be sent out in August or Sept help with the repairs to the shed roof and for hose hangers on docks

1.3.3 Adjust depreciation and capitalization of major repairs WIP with accountant

2. Executive Business Reports

2.1. **President's Report**– Peter Borgmann - Nothing to report.

2.2. **Treasurer's Report** – Lezlie Smith

2.2.1. **Current Financial Status:** Chequing: \$17,907 at end of June. As of July 20th the chequing balance is \$15,472 with additional payments received. All "members only" from last year are paid up, however a couple of kayak owners who have removed boats have not paid for membership fees. Lezlie to follow up.. Long Term Redeemable is \$5,112.94, due March 2022

2.2.2 **Budget / Forecast planning:** Year to date revenues are \$18,170 this year, last year same time was \$13,595 so still a good increase of about 30%. Budgets and forecasts for the current year will be prepared for next directors meeting. Insurance has increased significantly again this year to \$3300 without any changes to coverage.

2.2.3. **New Action Items:** Final reports have been forwarded to M.Taylor Accounting Services, normally completes late August

2.3. **Wharfinger's Report** – Lou Moniz -

2.3.1 Lawns and blackberry bushes need mowing and trimming, Ron to take weed eater down to clean up. Space for only one 12' boat. Issue with turn buckle at kayak rack on docks has been fixed. Questioned the unknown collection of docks just north of Poise Island, unsure of how it came to be there - not secured properly and probably won't last the winter storms.

2.4 **SCAF meeting update** - Michelle Bruecker

Nothing to report, group is still working on letter to be sent to district

3. **New Business**

3.1. **Long Range Planning**

3.1.1 **Action:** MacKenzie submitted an assessment proposal for SHORA marina to identify structure repairs that may be needed over next 10 years.- Pilings, anchors, dock floatation, fasteners and structure, gangway assessment. All to estimate potential repair requirements and life expectancy. Proposal cost for the assessment including full report was \$6,720 including taxes. Board agreed that this is a significant cost and decision was made to request a more detailed breakdown of costs for the assessment and to bring those details to the members before a decision is made to have MacKenzie carry out the assessment.

3.1.2 Dedicated water supply for SHORA to be discussed with the District so that SHORA does not need to rely on local resident for water supply. It is necessary for cleaning of boats and with Water metering coming on line for the District it is best SHORA secure own water supply.

3.2 **Directors Meetings**

Will continue with ZOOM for convenience and time saving

3.3 **Annual BBQ Party**

To reschedule for next year Canada Day weekend.

4. **End of Meeting Administration**

4.1 Next Board Meeting Date Sept 14th 2021 7 pm,

4.2 Meeting Adjournment 7:50 pm