

Sunshine Heights Owners and Residents Association, Sechelt, BC
Annual General Meeting Minutes April 21st, 2022

Call to Order : 7:21 pm

Chair: Peter Borgmann

Confirmation Of Quorum: Confirmed 19 in virtual attendance (due to Covid 19)

Agenda: Motion to approve : Lou Moniz; Seconded Michelle Bruecker , Carried

Minutes from AGM April 27th, 2021: Motion to adopt minutes as circulated: Ed Beketa, Dave King Carried.

Treasurers Report - M. Taylor completed a review of the 2021 year end and prepared Final Financial Statements with no changes or concerns. The Statements she prepares are not considered full audit reports and are cautioned as such. Financial documents circulated by email to members for review including the M. Taylor reports 2021 and the preliminary details for 2022.

Current Balance Sheet of \$65,626 as at March 31st , 2021, Current Assets \$6,685 (\$8,313 cash less prepayments of \$1,760), Fixed Assets \$58,942. Net loss for 2021 year end was \$ -16,223. Year end loss result of \$24k expended on breakwater repairs plus much higher insurance rates. There were sufficient funds to cover the loss.

Year to date preliminary financial statements indicate a Balance Sheet as at March 31st, 2022 of \$66,967. Current assets of \$11,335 including cash on hand and long term deposit. Net income for the 2022 year end was \$4,456. Major expenditure was the MacKenzie Marine Services structural review of docks and breakwaters. Insurance costs increased again. Income increased from \$14,599 in 2021 to \$18,734 in 2022 as the Boat moorage fee per foot per month increased by \$0.50.

Line of credit of \$25,000 is still in place with the Sunshine Coast Credit Union although it has not been needed for at least 4 years. it does provide security for any unforeseen expenditure.

Motion to Adopt: Ed Beketa Seconded Rob Ferguson. Carried

Appointment of Auditor: M.Taylor Accounting Services . Motion to Remain as Auditor, Moved Lezlie Smith, Seconded Hugh Monroe. Carried

Confirmation of General Membership Dues: During 2021 AGM it was requested that the Board survey membership fees at other associations, M. Bruecker' survey found a range of \$0.00 to \$15.00. Motion to continue with the current \$10 rate , Peter Borgmann. Seconded Dave King. Carried

Reports:

Presidents report presented by Peter Borgmann

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SHORA started April 2021 by becoming a STR to a family of racoons who found their way through the roof of south shed. The racoons were gently evicted for non-payment of rent and the roof temporarily repaired with a tarp. In the summer a proper reroofing was completed with the volunteer efforts of Dave Williams, Stu Maxwell, Dave King, Guy Haeber and Peter Borgmann.

Also in April 2021 we learned via the District of Sechelt that the Province was conducting a review of the foreshore lease and was questioning the location of breakwater floats, and presence of the sheds with a possible eye to increasing fees. We provided responses as to the history of the breakwater floats and sheds and haven't heard anything since. The Province can be notoriously slow in its processes, so we may yet hear from them again, but until then no news is good news. There was some discussion from the members regarding the sheds and lease space.

In October we had our annual meeting with the District of Sechelt regarding budget requests for the following year. We submitted 8 requests (a copy of the document detailing the requests was shared with the membership). At least one item was resolved (eliminating the slipper/muddy section of the esplanade trail). The request to do something about the slipping hazard from a particularly steep section of the Fariway-Gale Ave N connector trail was looked at by the DOS but it was deemed nothing could be done. The DOS looked into complaints of odours from the sewer lift station by the marina, and has asked to be informed immediately when odours are detected so that they can investigate while the odours are there (an email detailing this and contact numbers was shared with the membership). We don't know the status of the other requests, but the fact that the DOS acted on at least a few items means that the annual meeting is a worthwhile exercise.

SHORA donated \$100 to each of the Food Bank and the Chapman Creek Hatchery. Normally, SHORA donates a small sum to a local charity every year.

Various minor dock repairs were undertaken by Lou and me.

In the fall, as request by motion at the last AGM, an assessment of the status and life of the marina assets was undertaken by Mackenzie Sea Services. This will be discussed in detail under New Business.

As we all know, COVID limited SHORA social activities for another year. We hope that the coming year will better in that regard.

Wharfinger's Report presented by Lou Moniz

Apologized for getting the contracts out late, the system was new as created by Peter and worked well. All contracts now have been sent to boat & kayak/ canoe owners. Waiting list for one sail boat, only 4 spaces for boats less than 17' feet long. One of the smaller spots will be offered to owner outside of our designated area. Several small maintenance issues were dealt with over the past year.

Motion to accept Wharfinger's report by Jim Richards and seconded by Richard Record. Carried.

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Social Committee report presented by Ron LeClerc

Canada Day BBQ was cancelled for 2021 due to Covid 19. Currently hoping to hold this event on July 2nd 2022 following the same program as in the past, All families are invited whether members or not. Motions to accept report Ed Beketa, seconded by Richard Record. Carried.

New Business

Discussion of Asset Assessment & Marina Rates

Peter reviewed with the members the attached 20 year Projection of Expenditures and Bank Balances based on range of Moorage rates. Expenditure estimates were based on the MacKenzie Marina Services structural review prepared in 2021. The key replacement expenditures were estimated based on timelines of life span and current costs without inflationary impacts. The use of fish farm used docks and materials could help minimize costs and the forecast used the medium cost between new and used sources. The goal is to avoid going into too much debt.

Lezlie Smith discussed options for securing loans with the Sunshine Coast Credit Union should the need arise. The initial answer was that this type of loan is not approved for non profits that involve members as many as 50 or 60. A scenario where the bank, in the case of a default, would need to secure payments from a number of different owners is not sustainable and is very unlikely. They did indicate however that should SHORA have \$75,000 in the bank they would loan up to \$50,000. However we would not be able to use the \$75,000 deposit funds. This wouldn't really help in the case of major expenditures.

Some members questioned if the floating concrete breakwaters were really needed should it become necessary to replace or repair at the significant cost of \$47,375. They were apparently initially put in place as those parts weren't needed at that time. Also some members expressed concern the Gangway and Gangway Dock replacement may need to be handled earlier than in 2029. Peter reiterated that it is all work in process and decisions will be made as the need arises - whether to delay or to move up. Also that all costs are estimates without application of inflationary impacts. There was also a request of the Board to discuss some of the historical background with the members that were involved in the initial development in order to arrive at better decisions.

Work to be undertaken at marina this year - Peter:

1. **By contract** (preliminary estimate about \$9,000; awaiting quote)
 - Gangway dock repair of rotten decking
 - Zinc Anodes to be attached to metal piles
 - Metal piles and one wooden piles to have epoxy repairs at seabed

2. **By work parties:** Volunteers will be needed but will requested when the time comes.
 - Some wooden pilings need repair above the water line – do with epoxy or wood
 - Spot prime & paint with galvanized paint the steel decking where needed
 - Spot paint exposed metal on the gangway ramp

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- Remove some decking from the kayak dock to confirm the condition of the wood underneath to confirm Mackenzie's estimated five-year life span (also based on observations made by Lou and Peter during repairs last year) Peter will do this with the help of a couple of other members.
- Some plastic-coated floats under the metal docks are deteriorating (mainly sunlight damage) – see what above-water repair options are available
- Examine floating concrete breakwaters for possible life-extending repairs
- Install hose hangers - Dave Williams will design one and install by his boat and will see if he has enough materials for the other two that are needed.

Opening of Nominations

Peter, Lou, Michelle and Lezlie have agreed to stay on the Board, Lou and Peter possibly for just one more year. It was noted that new volunteers are needed to support future transitions. Peter asked for nominations from the floor and specifically asked individuals on Zoom if they might help out. Lezlie mentioned that new Board members could be just Directors at Large providing the important extra voice of reason during discussions. Jim Richards agreed to the once a month & zoom meetings.

Asked three times. No more nominations from the floor , for which the nominees consented to stand for election. Motion to elect the SHORA board for the 2022-2023 season - Dave King, Carried

Meeting adjourned 8:33 pm Motion to Adjourn- Connie Simonsen, Seconded Jim Richards. Carried

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