

Sunshine Heights Owners and Residents Association, Sechelt, BC
Annual General Meeting Minutes April 27th, 2021

Call to Order : 7:05 pm

Chair: Peter Borgmann

Confirmation Of Quorum: Confirmed 19 in virtual attendance (due to Covid 19) and 1 Proxy assignments; 18 required based on current membership

Agenda: Add new business discussion regarding development in Woodlands off Ripple Way. Moved by D. King and Seconded by Jackie Day. Carried.

Minutes from AGM May 26, 2020: Motion to adopt minutes as circulated: Lou Moniz, Seconded by M. Breucker Carried.

Treasurers Report - Balance Sheet and Profit /Loss Statement for 2021 yearend circulated earlier. Current Balance Sheet of \$65,626 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 plus much higher insurance rates. There were sufficient funds to cover the loss. MTaylor Accounting report was circulated earlier in full for yearend 2020. Balance Sheet was \$81,560 for 2020, with Current Assets of \$22,618 and Fixed assets of \$58,941. Net income for year end 2020 was \$8,374.

Motion to Adopt: Jackie Day Seconded Julie Nobert. Carried

Appointment of Auditor: MTaylor Accounting Services . Motion to Remain as Auditor, Moved Michelle Breucker, Seconded Jackie Day. Carried

Confirmation of General Membership Dues: Board recommends to keep at \$10.00 Question from member whether the rate is sill appropriate; there was a question as to what the rates for other Sechelt Community Associations were. Michelle Bruecker, SHORA's SCAF liaison agreed to check. Motion to continue with the current \$10 rate¹ Dave King. Seconded Hugh Monroe. Carried

Reports:

Presidents report presented by Peter Borgmann

Minor repairs to marina and such by Lou and me:

- installed cotter pin to secure joint on connector arm between floats;
- secured emergency ladders;
- replaced a broken brace on the dock at outmost leg of floats;
- repaired broken connector between kayak dock and main dock;
- after a boat came loose when a dock railing gave way due to the underside securing nuts on the bolts falling off, all the railings were checked and bolts tightened as needed;

¹ Subsequent to the meeting, Michelle checked with the other Sechelt Community Associations, and confirmed that the rates ranged form \$0 to \$15 per year.

Sunshine Heights Owners and Residents Association, Sechelt, BC
Annual General Meeting Minutes April 27th, 2021

- a replacement for a faulty emergency light on the floating breakwater was sourced and installed.
- In November someone cut through the heavy metal pin securing the vehicle gate at the top of Harbour Way. Lou did an excellent repair job

Website maintenance has gone via annual retainer to Doug Murray to post new minutes, make repairs and changes as needed. The value of the retainer is \$350/year. We tried to do this ourselves but found the learning curve for working on the website too steep, especially since procedures change frequently.

Earlier in the year the Board agreed to raise marina moorage rates to \$2.50 per foot/year from \$2.00 per foot/year to better capture anticipated upcoming costs. We will discuss this further under new business.

Breakwater was repaired for just under \$25,000 and should be good for several years, after which replacement will likely be necessary.

Detailed survey and extraordinary meeting around key access to the docks, with outcome that status quo will be maintained.

In October Lezlie, Ron and I met with District of Sechelt officials as part of their budgeting process for the coming year. We put forward the requests submitted to us by our members.

Motion to approve Presidents report Ed Beketa, Seconded Ron LeClerc . Carried

Wharfinger's Report presented by Lou Moniz

Repairs to Docks included adding light poles with solar battery to replace those that had fell. Twenty five boats of up to 25' have been accommodated, only 2 spots left for dinghy of less than 14 ' Contracts all out aside from Kayak and canoes which are still being processed. Payments will be accepted until May 10th.

Waiting list of two people from SHORA district and two more from out of district.

Some incidences of users on docks that are not owners, and a theft of Scotty brackets.

Questions fielded from members regarding crabbing being allowed off the docks as it involves up to 50' of rope on the dock for extended period of time; also hose hangers requested to keep the water hoses off the docks safely. Lou requested that if members find inappropriate activities happening on the docks that it be mentioned right away to Lou and not past the time when something can be done. Some self policing is appropriate as key holders to the docks. Day use markers need replacing at the breakwater following the reconstruction.

Motion to accept Wharfinger's report by Ed Beketa, seconded by Jackie Day. Carried.

Social Committee report presented by Ron LeClerc

Canada Day BBQ Due to Covid 19 this event will need to be cancelled again Will consider again perhaps for a Labour Day weekend event. Details and confirmation will be announced closer to the date assuming all is looking safe.

Sunshine Heights Owners and Residents Association, Sechelt, BC
Annual General Meeting Minutes April 27th, 2021

New Business

Capital Accumulation A Profit/Loss forecast scenario was prepared based on historical operations and expectations for increases in operating costs to determine whether marina rates for boat owners should increase again to ensure sufficient capital to cover the costs. The breakwater was \$24k this year and has been estimated to last 5 - 10 years. Other projects that will be required include the access ramp float section, the kayak float section and eventually the concrete breakwaters at the north and south sides. The preference of the board is to not have to get into a debt situation although SHORA does have a \$25k line of credit. The calculations were shared online in Zoom for review. The forecast scenarios included keeping the rate per foot at \$2.50, \$3.00 and \$3.50. The forecast resulted in a range of capital accumulation of between \$35,083 to \$60,379 over the next five years of operation assuming only minor adjustments in operating expenses and only the rate per foot changing. This forecast scenario needs to be updated on a year by year basis. Research by Ron Leclerc indicated there is a range of \$6.50 to \$11.00 per linear foot at several other marinas located on the coast.

Questions from the members included;

- how much longer the foreshore lease agreement is for;
- options for utilizing more sweat equity for major repairs;
- and what are the possible costs of the possible repair projects.

Motion by Dave King to share the forecast and to secure realistic estimates for anticipated repair projects. Seconded by Laurier Nobert. Carried

Woodlands Concerns Kelly Paddock reported that she had advised the District of Sechelt that Carrol Brook near Ripple Way was not being properly protected according to the riparian regulations as 13 trees have been marked and cleared by DOS after wind storms. Debris was left without considering the safety of the salmon habitat. A 30 metre buffer has been required according to regulations and was initially followed in a positive manner by the developers. Additional developments are also expected within the area and there are concerns around protection of the Riparian zones. Request made to discuss with the District during our regular meeting. Dave King reported talking to people involved in the tree removal, and the trees that were removed had been identified by an arborist as hazardous. Kelly will advise SHORA as to the response she receives from the District and SHORA's level of involvement in the matter will be determined as more information comes in.

Opening of Nominations

Peter, Ron, Lou, Michelle and Lezlie have agreed to stay on the Board. Peter asked for nominations from the floor. Dave King nominated all current board members.

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 2021-2022 season - Jackie Day, 2nd by Julie Nobert. Carried

Meeting adjourned 8:36 pm Motion to Adjourn Jackie Day, Seconded Ed Beketa. Carried