

# SHORA 2026 AGM

## Sunshine Heights Owners and Residents Association, Sechelt, BC Annual General Meeting Minutes April 30, 2026

### Call to Order

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**Time: 7:00 pm**

**Chair:** Jim Richards

### **Confirmation of Quorum: (Require 10 or 10% of 70 members)**

**Attendee count: 16**

**On-line count: 2**

**Proxy count: 4**

**Total: 22**

### **Approval of Agenda:**

Agenda was circulated with notice of AGM, copies in house...

**Motion to approve: Lezlie Smith**

**Seconded: Chris Georgas**

**Carried**

### **Approval of Minutes from AGM April 24, 2025:**

Minutes were circulated with notice of AGM, copies in house...

**Motion to adopt minutes as circulated: Peter Borgmann**

**Seconded: Ron Leclerc**

**Carried**

### **Opening Comments and Introduction of Guest Speaker(s): Chair**

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- Thank everyone for attending, many activities, competing for attention, we appreciate you being here.
- Thank you to Matt Kennedy and team at Home Hardware for the door prizes and coupons
- Full agenda, as efficient as possible with topics, encourage questions as they arise
- Distributed the financial statements with notification of AGM and invitation to attend – chance to understand the information contained within – Lezlie will be providing more detail shortly.
- I also want to take a moment and thank our special guests, for taking the time to join us and share their programs and efforts to make our citizens and community a little safer
- As you would have seen in the agenda, we'll begin with our guests and then move to the execute reports and voting.

### **Guest Speakers:**

**David McIlwraith (CWMS), FireSmart Coordinator.** David presented the SCRD FireSmart program, which is the **only FireSmart BC accredited program** on the Sunshine Coast and is dedicated to reducing wildfire risk to properties and homes through public education.

A sign-up sheet was provided to attendees for a free FireSmart assessment of their property. The Board encourages all members of the community to consider signing up for an assessment at the following website:

<http://www.scrd.ca/firesmart>

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**Diana Mumford, Chair of SCAF.** Hosted a table dedicated to Emergency Preparedness and sold 'grab and go' backpacks (2 members purchased backpacks) and offered brief information on district wide emergency preparedness plans and initiatives, highlighting the May 9 event.

### Executive Reports

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**President's Report:** Jim Richards

Good evening everyone,

This past year, the Board remained focused on a few core priorities: managing the marina day-to-day while planning for future repairs, maintaining clear communication, hosting our two annual community events, representing SHORA with the District and SCAF, supporting emergency preparedness, and ensuring we remain in a strong financial position.

All of this is made possible by the volunteer efforts of our Board members, and I want to thank them for the time and energy they continue to give to our community.

Overall, the year has been steady and positive. Our finances remain strong, membership is consistent, and demand for marina slips and kayak storage is near capacity. Our events continue to be well attended, and we maintain a solid working relationship with the District and neighbouring associations.

The main issue on the horizon is the Dock Management Plan. There are still uncertainties, and we are monitoring developments closely to ensure that any investments we make in the marina are both necessary and well-informed.

You'll hear more detail in the reports that follow, but in general, this year has been one of consistency and stability.

I encourage anyone with questions or ideas to reach out to the Board. And thank you to our members for your continued support—whether that's volunteering, participating in events, or simply being part of the community.

**Motion to accept President's Report:** Lynn Haeber

**Seconded:** Peter Borgmann

**Carried**

**Treasurer's Report:** Lezlie Smith

M.Taylor completed a review of the 2025-year end and prepared Final Financial Statements with no changes or concerns with the Preliminary statements. The statements she prepared are not considered full audit reports and are cautioned as such. M. Taylor does have full access to our online Quickbooks system.

Assets as of March 31<sup>st</sup>, 2025, were \$95,157.11 including \$52,658 cash and LTD and \$42,499 in Capital Assets. Preliminary data for the current year ending March 31<sup>st</sup>, 2026 were \$71,687.46 in cash and LTD showing a net cash increase of just over \$19,000.

Insurance costs did not increase this year for a change. The lease costs only increased \$293 in 2025 to \$2,780, but there was considerable discussion with the Ministry after they indicated it would increase to \$4,522 for 2025 based on a \$9.00 linear foot moorage rate in line with MacKenzie Sea Services. That may be what will be charged during

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our 2026-2027 year despite several arguments presented to both the Ministry and the District that we are not at all comparable to MacKenzie Sea Services.

Based on contracts currently underway for Moorage and Kayaks we should be close to the same revenue as in 2025-2026 although there are still some slips available.

The Line of Credit is still in place with the Sunshine Coast Credit Union in the amount of \$25,000 and has not been used but is there in case it is required.

**Motion to accept Treasurer's Report: Guy Haeber**

**Seconded: Ron Leclerc**

**Carried**

Appointment of Auditor: M Taylor Accounting Services.

**Motion to Remain: Rob Ferguson**

**Seconded: Guy Haeber**

**Carried**

Confirmation of General Membership Dues:

**Motion to remain with the current \$10 rate: Peter Borgmann**

**Seconded: Alex Myciak**

**Carried**

**Wharfingers Report:** Heather Ferguson

First of all, I want to thank everyone who has helped look after the marina and the surrounding area down at the bottom of Harbour Way. As you might know, we have a sub-lease from the District of Sechelt, that we pay for as a neighbourhood association, and we are currently 20 years into a 30-year lease that goes until 2036.

Last summer, we had 44 members with moorage of some kind of boat down at the marina. We no longer have a waitlist for boats and 3 spots for small boats remained empty. We are on track for probably the same thing this year.

During the year there were a number of repairs. List includes:

- The freshwater hoses were all repaired thanks to a few people, namely Daryl McPhail.
- Many people participated in a site clean-up and 2 truckloads of junk items taken to the dump and recycling.
- A new picnic table was built for all to enjoy, with thanks to Daryl and to Jim for sourcing the wood and building it.
- The family beach on the right-hand side was cleaned up more than once, thanks to Paul Jones and family.
- Lots of firewood was chopped up and stored in preparation for the winter Holiday campfire.
- One of the breakwaters had a chain come loose during a windstorm and that was repaired.

Overall, the property was safe and we had no thefts for the second year in a row. Everyone contributes to that success by walking through the property and up or down the road and being present in the area. Special thanks to the gate keepers who lock up each night at 8 PM and open again at 8:30 am.

Plans for this coming year include some improvements that will keep us in line with the future Dock Management Plan that has not yet been enacted. There are no new requirements by the Province or District this year so far. Our plan is to maintain the marina in good repair and use environmentally safe materials for all

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projects. One of the improvements that we are scoping out is the replacement of some of the dock floats that are broken or cracked.

Some other logistics that will help down at the marina are signs in the Parking area that will let visitors know that the Gates will be locked at 8 PM. Also, a visible parking pass will be made for the marina Members with a key, who are going to let themselves out of the gate later in the evening. And finally, we'll do a site clean-up once again to discourage people from storing any unauthorized items down there. We want to keep it clean and natural down at the beaches so everyone can enjoy the place.

**Motion to accept Wharfinger's Report: Chris Georgas**  
**Seconded: Peter Borgmann**  
**Carried**

**Vice President and Communication Officer Report: Michelle Bruecker and Val Best**

This summary covers two board portfolios: SHORA's participation in the Sechelt Community Associations Forum (SCAF), including the latest updates from the April 21 SCAF meeting, and the development of our Neighbourhood Emergency Preparedness Plan (NEPP).

### **SCAF — Key Highlights**

- SCAF is now a registered society and has officers in place - Diana Mumford (in attendance) is the new Chair. They are currently working on the installation of community bulletin boards, emergency preparedness as well as advocating for more effective communications with the District.
- As noted, SCAF is working community wide on EP, through the sales of home kits, the Voyent Alert system and the EP Event - which occurs May 9 at the farmers market and the seaside centre, they are in need of volunteers, highly encourage anyone interested to contact them.

### **Neighbourhood Emergency Preparedness Plan (NEPP)**

- Door-to-door data collection is complete: 50+ resident entries gathered across all pods.
- Contact lists for pod leaders are being finalized; members will be notified by email and bulletin board once available. Boards will serve as communication hubs if digital systems fail.
- NEPP notices are posted on all SHORA boards, including the Fairway mailbox board near the ice arena.
- Volunteers are needed to coordinate NEPP going forward — independently or in collaboration with SCAF.

### **Recommendations to the Board**

Promote Voyent Alert! registration to all SHORA members, Recruit NEPP coordinators for the coming year, Encourage members to volunteer at the May 9 Emergency Preparedness Event.

### **Board Acknowledgement**

Communications Officer Valarie Best will be stepping down from the Board following the AGM. The Board gratefully acknowledges her contributions to SHORA's communications and her ongoing engagement with SCAF on behalf of the membership.

**Motion to accept Vice President's Report: Lynn Haeber**  
**Seconded: Rob Ferguson**  
**Carried**

### **New Business:**

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1. New marina rate of \$5.00 / foot / month which is an increase of 0.25 from previous year, this increase is to support increased costs in rent and maintenance.

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### Opening of Nominations:

Current Board members - Lezlie, Michelle, Paul, Daryl and Jim have agreed to stay on the Board for another year, while Heather and Valerie have decided to step away from the Board. We want to thank and acknowledge the efforts of Heather and Valerie on behalf of our community association.

Two new candidates are presenting themselves for nominations to serve as Board members for the coming year – Rob Ferguson and Michelle Schmidt

As a result, a special motion is required to nominate 7 Board Members for the year.

**Motion to allow an increase of Board Members up to ten (10) for the coming year: Peter Borgmann**

**Seconded: Ron Leclerc**

**Carried**

**Motion to elect the SHORA Board (Lezlie Smith, Rob Ferguson, Michelle Bruecker, Michelle Schmidt, Daryl Macphail, Paul Jones and Jim Richards) for the 2026-2027 season: Guy Haeber**

**Seconded: Jackie Day**

**Carried**

### Meeting Adjournment:

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**Time: 8:02 pm**

**Motion to adjourn: Rob Ferguson**

**Seconded: Guy Haeber**

**Carried**