

**Beechwood South Homeowner's Association**  
**Fall Annual General Meeting Minutes**  
**November 6, 2007**

Present: Frank Leung, Alex Murray, David Rose, Megan Wood, Gary Allan,  
Shayne Turner, Greg McDowell, Carolyn Forler

Regrets: Tim Clancy, Don Nightingale

Members present: 37

Guests: Steven Singer, Kathryn Craig ( Beechwood Park representatives)

**Welcome:**

Frank Leung, president chaired the meeting welcoming all members to the Fall AGM at the Granite Club. Meeting commenced at 7:40 p.m.

**Guest Speakers:** Guest speakers introduced by Alex Murray who requested that they speak to the topic of Covenant Expiry related to their association Beechwood Park and the current issues pertaining to Clair Lake. Guest speakers presented prior to business meeting.

Refer to enclosed document submitted by Steven Singer. Kathryn Craig summarized that there has been opposition to the Off-line Lake proposal for Clair Lake by some members of their association. After many meetings with the city, no conclusions were made and the decision has now gone to the Ministry of Environment for evaluation. She states that they are not hopeful of an outcome in the decision prior to the new year. The city was unable to present to the concerned, a successful off-line system with concerns arising about flood control, stagnant waters. Cost to dredge Clair Lake much more reasonable than creating off-line lake. Continue to await response from Ministry of Environment.

**Call to Order:** Frank Leung called the meeting to order following presentations. Alex Murray moved that minutes be accepted as circulated. Darryl Varey seconded. Motion passed.

**Roundtable Reports:**

**President:** Frank Leung discussed issues regarding Covenant Expiry and that this Board will have to move forward in research and decisions regarding the plans for Beechwood South. He recognized Tom Yutzi for the previous research, legal advice and presentation he has made to BSHA in preparation for the Covenant Expiry in 2014. Suggested that a committee be formed to continue to review in plenty of time for change. The Forler Family were recognized for organizing the construction of the shade structure and shed within the pool enclosure which are now completed. Alex Murray has organized the tennis court resurfacing which is now complete and well received.

**Pool:** Gary Allan

Gary stated pool program operated much the same as previous years and like other years the attendance early in summer was good with this tapering off over the summer. Overall felt very successful season.

Staff worked out well and members pleased with their efforts.

One staff replacement was required early in the season which was relatively seamless and the new staff was very well received.

Next year staff will work on increased communication by way of newsletters informing members of events

A new pool cover will be ordered for next season.

Season was slightly longer with one weekend past labour day open and attendance was good on the Saturday but poor on the Sunday. Suggest consider year to year appropriateness of staying open late as does have issues re: staffing and weather.

Member requested continuing Aquafit program as very appreciative of program but wondered how to increase attendance.

**Social:** Megan Wood

Currently there is no committee to help chair with social events so very few events run this year. Attendance is poor at some events and difficult to know how to get people to come out for activities and volunteering.

Opening pool BBQ was difficult to get volunteers but was still successful but a lot of work without a committee.

Santa visit is organized and Scotte Zinn will be Santa.

Looking for volunteers to help increase social activities and appeal to all ages of the association.

**Maintenance:** Shayne Turner, Greg McDowell

New pool shade, shed, and tennis court resurfacing completed projects this summer.

Greg completed the lawn cutting this season but difficult for one person to do. Have secured a lawn cutting service from members within the neighborhood who have agreed to maintain the grounds next year.

Tennis maintenance completed and all summer nets and windscreens put away in new shed. Winter tennis net remains in place all winter.

New lock put on shed door.

Projects for next season include reconstruction of bulletin board which is rotting and painting the tennis notice board.

Vandalism discussed with several episodes over summer where pool furniture thrown in pool or people found swimming in pool after hours. Discussion ensued regarding concerns from neighbours regarding loss of patio furniture from some homes and the finding of stolen items in the ravine on two occasions. Police have been involved and will continue to work with the association on tips for prevention of vandalism. Shayne advised members that some pieces of furniture have been stored in the pool house that were retrieved from the ravine and they should contact him if they are missing items.

Suggestions made for sensor lighting in pool enclosure, possible video camera, soft lighting along pathways possibility for safety and prevention of vandalism.

Vandalism should be reported to board members to provide communication to all members that this is taking place in the neighbourhood. Members should be discussing with neighbours observations of suspicious behaviour as well and report to police. Information would be helpful posted on website to increase communication around the neighbourhood.

**Treasurer :** David Rose

David presented financial projections, results, and 2008 budget proposal.

He highlighted that funds were spent this year on maintenance of tennis courts, shade structure, shed which were items that were planned in the budget.

Utilities were higher this season and the tennis court resurfacing came in over budget by @ \$2000 .

Student subsidy received again this year of \$2681.00

Continue to maintain \$14,500 in bank and \$10,000 in GIC in reserve for Association.

Now feel that maintenance of pool and tennis courts are in good position for some time.

David raised issue of increasing fees recognizing the lack of increase in the past 5 years to ensure not going over the \$50,000 income. (GST applies when over this amount) He feels that in order to start building a larger reserve in anticipation of the changes when the Covenant expires it may be worth considering a significant increase to account for planning for the future and cover the GST expense.

Of note the projected budget proposal does not account for the fee increase proposed.

David moved to **increase the fees from the current \$235.00 to \$270.00 (an increase of \$35.00 for the May 2008 membership renewal)**. Motion seconded by Barbara O'Neill. Unanimous vote carried fee increase.

David called for motion to accept budget with amendments based on fee increase agreed.

Laura Zinn moved to accept budget with amendments. Gary Allan seconded.

**Membership:** Joan Grant reported on behalf of Don Nightingale

209 homes in BSHA , all fees have been collected as required.

Don has visited all new home owners that have moved into the neighborhood over the past year.

**Tennis:** Alex Murray

Alex reported that tennis program was a success this season however as usual attendance dropped by end of summer. Proposed moving to afternoon lessons for children so as not to conflict with swimming lessons. Some discussion regarding concerns from parents that children may not attend if swimming and tennis lessons involve the whole day as they may have plans for other activities in the afternoon. Also comments regarding heat of day difficult for young children playing tennis. Preference for morning lessons voiced. Alex will continue to consider what works best for members before making the schedule for next year.

Swain VanCamp was thanked for organizing the adult evening tennis program and this was a success.

Alex introduced Kiyong Yoo who will be assisting with the tennis program next year.

Resurfacing has been well received and was successful.

### **New Business:**

1. Frank drew attention to the questionnaire that was circulated to encourage completion as a pilot. Larger questionnaire will be attached to membership renewal in spring to survey the entire membership.
2. Discussion about the website by Laura Zinn (webmaster) requesting whether members are using this for information. Suggestions that website would be used if members aware and information up to date. Request if what's happening in neighbourhood section might include information on vandalism and other pertinent issues might be included. Laura agrees to continue to update the website as information is received.
3. Rosemary Gillis requested Board follow-up on Neighbourhood Watch and she forwarded information and contacts to Megan Wood to complete.
4. **Elections:** Frank called for nominations for the following positions:
  1. President
  2. Vice-President
  3. Treasurer
  4. Secretary
  5. Social Committee Chair
  6. Publicity

The following nominations were submitted for the positions listed and members voted in favour of all nominations in turn:

1. President - Alex Murray
2. Vice-President - Ian Brown
3. Treasurer - Adrienne O'Neill
4. Secretary – Darryl Varey
5. Social Chair - Megan Wood
6. Publicity - Carolyn Forler

Positions are generally filled for two year terms. The following remaining Board members are:

1. Maintenance - Shayne Turner, Greg McDowell
2. Membership - Don Nightingale
3. Pool Co-ordinator- Gary Allan
4. Webmaster - Laura Zinn
5. Tennis Co-ordinator – Alex Murray / Kiyong Yoo

**Meeting adjourned 9:55 p.m.**

Enclosure: Presentation to Beechwood South by Beechwood Park Board.