



- 2 Million \$ Liability plus \$200,000 Accident Coverage
  - Director's indemnity ....
  - Joint policy with the Golf Society, better rate, now in place
- Support to the Community Cupboard and NCS
  - We will continue to help them publicize their events.
- Vacant lot clean-ups, Fire Chief, etc..... Walter will elaborate briefly
- Membership drive – conducted by Allana, Caryl and Ken Dawson .
  - Thank you to Ken Dawson on behalf of exec for the membership drive.
- Water Treatment Plant update:
  - Board approval to proceed with the project was given in November, 2010. Since then, a few administrative snags have arisen.
  - The RDN have moved the property into the NBP water service area and are currently proceeding with re-zoning the property.
  - Before tendering can proceed, there are two outstanding items that need to be concluded.
    - The VIHA review of the project in order to obtain a construction permit. VIHA has the documentation for review and is targeted to complete their review by end April.
    - Secondly, negotiations with Island Timberlands for long term access to the three wells (Fairwinds 1,2 & 3) are continuing. RDN do not have a completion date for these negotiations.
  - Construction completion and in-service dates? No answer.

### **Financial Report by Treasurer Allana Patterson**

As per attached report – page 7

**Motion: Don Cohn    Seconded: Cliff Hinton    Carried**  
**That the Financial Report and Budget for 2011-2012 be adopted as circulated.**

### **5. COMMITTEE REPORTS**

#### **Grassroots Committee Report – Walter Clark:**

- Yard Waste Pick-up Will be performed by Shaun's Lawn Service again this year. The regular Monday morning pick-up will be restarting soon. Details and pricing are anticipated to be the same as last year. Once confirmed we will send out an email. Last year 750 tags sold versus 400 the first year of service.
- Signage Throughout Nanoose has been a problem and an ongoing effort has been made to reduce their sheer numbers. Letters have been written regarding signs on private property and crews have been removing signs from the road right of way. A new initiative is presently under way with EMCON's Oliver Watson. EMCON is the provincial Ministry of Transport representative. Presently we have been working under EMCON approval in removing illegal signs. EMCON is now working with the MOT to explore their ability to fine violators as they are also tired of this ongoing illegal practice. At a minimum EMCON will be providing warning letters to violators to remove their signs voluntarily or have them removed and doing a newspaper campaign to that effect. Any sign in the road right of way is illegal. The road right of way is measured from the mid-line of the road and varies in dimension. However it is generally defined as from a private fence to the road or from power poles/fire hydrants to the road. Ironically realtors are the major violators and they have the survey of the property they are selling and know where the property line is versus the road right of way. Once we have addressed the road right of way issue and program with EMCON then we intend to contact RDN about enforcing their bylaws regarding signs on private property that allow fines to be levied up to \$2,000.
- Debris on Vacant Lots is a serious issue in parts of Fairwinds. The practice of dumping yard waste on vacant lots has to stop. This is creating a fire hazard issue in the dry

summer months and an eye sore issue. We have a yard waste pick-up program so there is no excuse for the dumping. The local Fire Chief, Doug Penny, recently reviewed the situation and has fire concerns. Letters have been written in concert with the Fire Chief to the owners of eight of the lots with the highest amount of debris on them to advise them of the problem and as well their legal liability. Two of the eight have responded that they will clean up their lots. It is a sad state of affairs when one of the lot owners on Evanshire continues to have debris put on his lot even with 3 no dumping signs present. He did not put the debris there, is in ill health, and the best price I have been able to obtain to do a reasonable cleanup is \$1,000. We will have an educational campaign this spring on the subject which will include door hangers advising against the practice and the fines that could result. Let's get the practice stopped so we can take down the no dumping signs.

- Sidewalks in Fairwinds are not being maintained by anyone, the reason being we are in a rural unincorporated area which would normally not have sidewalks. As such RDN does not have a mechanism to deal with their maintenance. This issue will only get more pronounced with the hopeful additional build out under the Lakes District development plans. We have therefore approached the RDN for a resolution. John Finney, the RDN's General Manager, has undertaken the following steps and we look forward to his report which will hopefully result in repair to existing problems and an ongoing maintenance program at a modest property tax increase:
  - RDN has requested bids to survey the existing sidewalks that need repair and the cost thereof.
  - RDN is acquiring information from other municipal jurisdictions as to typical costs for maintaining sidewalks.
  - RDN has provided direction to their solicitor to begin drafting both establishing and regulatory bylaws for a sidewalk function.
  - RDN has engaged their insurance provider over liabilities, claims and claims management regarding sidewalks.
- Broom Cutting is on our work agenda again this year. At this point we have not heard from the Ministry of Transport that they will perform the chipping, as without this we have to haul the broom away which is prohibitive on a large scale. Given they agree to chip we are thinking of one large broom cutting day. If we can get a large enough sign up then Dave Scott of Fairwinds has agreed to provide sandwiches and drinks. Broom cutting is really the most effective once the broom has started to bloom so we are anticipating a date sometime in May. We are looking at along Dolphin drive near the tennis courts and once again along Fairwinds Drive toward the stop signs at Notch Hill. We have received requests from a few private lot owners as well, which we might consider if there is sufficient turnout.
- Fairwinds Beautification Work Crews have concentrated on sidewalk and curb clean up primarily adjacent to vacant lots throughout Fairwinds. We have done a few hours of work every second week and then stopped for coffee at the golf club. We will do this again this year if we can get adequate commitment.

#### **Building Guidelines – Keith Thompson**

- Roofing Report: The Roofing Report which is currently posted on the FCA Website has been expanded and will now include a review of the roofing restrictions for each of the 9 phases at Fairwinds. The expanded report also includes maps showing the location of each phase and describes new roofing material which has been approved by Fairwinds for use in the new home construction. A copy of the expanded report will be posted on the FCA Website this month and copies of the report will be available to FCA members at the Fairwinds Presentation Centre. Fairwinds will also display samples of the approved roofing materials at the Centre.
- Use Restrictions: We have also completed a review of the Use Restrictions for each phase at Fairwinds. Fairwinds has been developed over the past 23 years by 3 different developers who used different building schemes in each of the phases at Fairwinds. As

it was not possible to provide a common summary of the Use Restrictions that apply to all phases, we developed a summary for each phase showing the applicable restrictions for fencing, signage, non-residential use, mobile homes, trailers, trucks, boats, noise level from heat pumps, tree and vegetation removal, tree height, off street parking, exterior lighting, and decks. Copies of the Use Restriction Report will also be posted on the FCA Website by month end.

### **Memorial Benches – Cliff Hinton**

#### **Background:**

In mid-2010 at the urging of yours truly the FCA Executive decided to approach Fairwinds Corporation with the concept of installing Memorial Benches in selected locations throughout the Fairwinds Community. The thought was to make sites available to individuals and families who wished to remember a loved one by donating a park bench for the community to enjoy. The bench would have a bronze plaque installed with wording to be chosen by the donor. They would be similar in design and appearance to the benches currently installed in the Brickyard Bay Park. Fairwinds Corporation supported the idea and Dave Lineker, Landscaping Supervisor and his co-worker Sonya were tasked to research what other communities up and down Vancouver Island had done in this regard. They found that most communities rented or leased the benches for a fixed period of time, usually from 7 to 10 years. After the time period was reached, the donors were given the option of renewing for another fixed period of time (varying from 4 to 10 years) at a much lower cost than for the original park bench. When they looked into costs, they found that Municipal park benches were charged out to donors at from about \$1300 to \$2500 for a 5-10 year period. The lowest price was in Parksville and we believe that this figure has been raised substantially as they are now installing the same Wishbone Ltd., model park bench (see below). After looking into the benches manufacturers I reported back to the FCA that benches manufactured by a Fraser Valley firm, Wishbone Ltd., would be an optimal choice. Their designs are rugged, contemporary and incorporate a lot of recycled composite plastic material content. Wishbone's owner arranged to bring his demo trailer to the Fairwinds Community Centre. The executive viewed and sat on various models and felt they would fit nicely into and enhance our community.

#### **Costs:**

We chose a Rutherford Model. This model is listed at \$1360.00 each, FOB Ft. Langley, BC plus taxes and shipping for a landed cost of approximately \$1700.00. The cast bronze plaques with three lines are an additional \$231.00 plus taxes. Fairwinds has advised that they will charge \$50.00 per year to maintain and keep these benches clean. This adds up to \$500 over a 10 year period for a total cost of \$2500.00. Our current thinking is to lease the benches for \$2750 - \$3000 for a ten year period. This will allow a modest amount for contingencies over the 10 year lease and with any residual going into FCA general revenue. We anticipate that a five year extension will cost an additional \$300.00. Dave Scott advised that Fairwinds would front the cost of the initial memorial bench to be used as a demonstration unit. In December 2010 the unit was subsequently ordered and installed on the lawn in front of the Fairwinds Centre. Walter Allen has agreed to install the concrete pads for the benches on a no charge basis. We had budgeted \$200 to have this done so this donation is very much appreciated. Dave Lineker stated that Fairwinds will soon be adding landscaping around the demonstration bench to enhance the overall effect.

#### **What is left to be done?**

Dave Scott is checking with the RDN and the Ministry of Highways to get approval for the sites we have selected (the locations are listed on the FCA website and our intent is to site the individual memorial benches to meet both the wishes of the donors and the convenience of community backsides who will be using them.

Keith Thompson is preparing legal documentation and we expect that we will be able to take orders almost immediately on a first come first serve basis.

### **Social – Patrick Murray:**

Our first event of last year was the Stampede Party held in July. Thank you to Pam May- Straka and her group for again organizing a successful party. It helps to keep our Albertan residents less homesick!

In November, we again manned a table at the Fairwinds Centre Craft Fair. The cost of entrance to the Fair was a food or cash donation to the Nanoose Community Cupboard. Thanks to the generosity of the attendees we were overflowing with food donations and raised over \$600.00 in cash donations. A 50% increase over last year.

A big thank you to Fairwinds Development Corp. for donating door prizes to this Fair, and thank you to Steph Smith, Anne Williams, Barb Murray and Allana Patterson for volunteering to help me man the table during the day.

Our big Gala Event in December to raise funds for the SOS Kids for Christmas Program was a huge success netting an amazing \$28,500.00. This was a 50 % increase over last year.

The success of an event like this is only due to the many companies and individuals who so kindly gave items to be auctioned at the live and silent auctions, and last but not least to the generous bidders who opened their wallets to bid on these items.

As the auctioneer, I was truly overwhelmed by their generosity.

One must not, however forget, that this Gala could not be held without the sponsorship of the Fairwinds Development Corp. They not only financially support this event, but also give staff time “in kind” to help in organizing this event.

The results of this Gala really showed that we are a caring Community.

Lastly a very big thank you to all the hard working people who helped put this Gala together. You know who you are.

THANK YOU.

### **Water Conservation**

Members: Garnet Hunt, Giselle Roeder, Pam May-Straka, and new chair Marion Clarke, taking over effective this month

The 2011 program is being developed; the committee will send a newsletter to FCA members to advise them of details.

The focus will be on irrigation systems within the RDN Irrigation Review – a free program that helps homeowners understand and optimize their irrigation systems.

In that regard, please note that:

Fairwinds residents continue to use more water than other homeowners in the Nanoose Bay Water Service Area. We continue to work to bring this number down, by providing education and other resources.

Our committee works closely with RDN Team Watersmart, of which Fairwinds Resort is a corporate partner along with the City of Nanaimo, Town of Qualicum Beach, and the Regional District.

### **6. AOB**

#### **Public Hearings:**

Monday, April 18 at 7:00 PM for the Lakes District

Tuesday April 19 at 7:00 PM for the Schooner Cove

Many people have written letters to George Holme, thank you. Our burgeoning file now numbers over 80 letters: these will be tabled at the Public Hearing.

Bob introduced Gerry Thompson who presented a summary and the highlights of the approval process for the Neighbourhood Plans.

Bob introduced Joe Straka who encouraged people to sign up to speak at the Public Hearings. He also has a letter of support available for people to sign tonight and in future at the golf club, marina, and recreation centre.

Bob explained that 5 of the current FCA board members have reached the end of their two year terms. Patrick Murray and Allana Patterson have one year remaining. Bob Popple, Cliff Hinton, Walter Clark, Keith Thompson, and Lynn Griffiths, whose terms are finished, have agreed to serve for one more year. Bob proposed a motion to approve the slate of candidates. He called for nominations from the floor, three times, as per Robert's Rules of Order.

There were no other nominations from the floor. The proposed slate of Bob Popple, Cliff Hinton, Walter Clark, Keith Thompson, and Lynn Griffiths was elected unanimously, bringing the status of the Executive Committee to a full seven (7) directors.

**Motion: Jim Christ Seconded: Bill Hamilton Carried**

**That the proposed slate of directors be elected for a one year term.**

Bob asked Caryl Wylie to come up and so everyone could recognize her for all the hard work she does for the FCA. She works tirelessly in the interests of the FCA and the community and does many tasks including, website maintenance, membership drives, FCA survey, E-cast notices.

The meeting was adjourned by Bruce Wylie.

Bob Popple

Robert Popple  
President  
(Signed)

Lynn Griffiths

Lynn Griffiths  
Secretary  
(Signed)

Allana Patterson

Allana Patterson  
Treasurer  
(Signed)

