

Fairwinds Community Association

Minutes of the General Meeting October 13th, 2010 Arbutus Room, Fairwinds Golf Club, 6:30 pm

1. Call to Order:

The General Meeting of the Fairwinds Community Association was called to order at 6:30 with 49 members and one guest in attendance. President Bob Popple introduced the guest speaker: Renate Sutherland, Executive Director, Society of Organized Services (SOS), Parksville.

The Fairwinds Community has held a Christmas Charity Gala to support the SOS for the past three years. This year will be the fourth. Many members are unclear on exactly what the SOS does and does not do. Together with the Salvation Army, they form the prime, established local services support organization.

Ms. Sutherland explained the SOS organization and how it is connected with schools and churches. She also explained the vast array of services provided by the SOS. The area covered by the SOS reaches from Bowser to Lantzville. Last year the Fairwinds Charity Gala raised \$19,000 for the Christmas program.

Motion: Don Cohn, Seconded: Wendy Hill

That the Minutes of the April 14th, 2010 Annual General Meeting be adopted as circulated. Carried

Mr. Popple introduced the current board members of the FCA; Lynn Griffiths, Secretary, Allana Patterson, Treasurer and Membership, Caryl Wylie (honorary) Membership and website (absent), Cliff Hinton, Vice-President (absent), Keith Thompson, Building Guidelines Chair (absent), Walter Clark, Community (Grassroots) Beautification, Patrick Murray, Social.

2. President's Report: Bob Popple

Information Meeting:

- On July 9 the Fairwinds Management briefed the FCA executive regarding the Schooner Cover and Lakes District Neighbourhood Plans.
 - On August 3, 2010 this same briefing was presented to the FCA membership at the Fairwinds Centre and 90 people attended this presentation of the updated model.
 - Later in August and early September the FCA sent out a survey to the membership to get an assessment of their views regarding these plans. The results of the survey will be helpful in future public meetings.
- Bob Popple presented slides showing a breakdown of the survey results.

Nanoose Community Services:

- The SOS does a lot to assist people in the Nanoose Peninsula however there are still some services needed in addition to what the SOS can provide.
- Dr. Jay Spence, the president of the NCS and Ginny Brucker, made presentation to the FCA executive on September 2, 2010. This meeting was to explain the mission of the NCS, what they have accomplished to date, and their goals.
- The FCA is currently examining ways to support the NCS. To date we have tried to support through advertising events like the Golf Tournament and the Thanks for Giving Food Drive.

Liability Insurance:

- The decision to buy liability insurance was unanimous among the FCA executive. It is a requirement in today's increasingly litigious society.
- The FCA board has two members (Patrick Murray and Keith Thompson) who have expertise in this area.
- The FCA did shop around extensively to compare policies and rates and have partnered with the Golf Society who has come to the same conclusion.
- It needs to be a universal policy that will cover anyone who joins the executive in future.
- The amount covers \$2 M in bodily injury and property damage, personal injury, tenant legal liability, advertising injury liability, \$100,000 medical expenses for all FCA events, activities and volunteers.
- For the Directors and Officers, there is a limit of liability of \$1,000,000 with \$1000 deductible.
- This insurance is not cheap at \$1200 per year but everyone feels it is necessary.
- This additional expense is the prime driver for the FCA membership fee increase and accounts for most of the increase.

Fee Increase of \$25 per year or \$60 for three years:

- The FCA executive reviewed the financial status of the organization, including a three year projection at various fee levels.
- The conclusion was reached that a fee increase is needed to stay afloat, solidify us financially (including contingencies) and to assure the long term health of the organization if we are to pursue community issues aggressively.
- In the event of a significant positive float, this would put us in a position to consider community projects that are of widespread benefit. Examples of this would be parks improvement in partnership with RDN and Fairwinds Corp. If this were to occur, the membership would be consulted for their input.

Other Possible Fundraisers:

The local realtors could have a link on the FCA website for a fee. They would also be required to pay a two year membership for new homeowners. This would ensure that new arrivals will be able to join the FCA.

New Water Treatment Plant:

- The RDN is reviewing the engineering drawings this week and they are 90% complete. This water treatment plant will be located near the Nanoose Fire Station.
- The plans will be presented to the RDN board on November 23, 2010 for approval of \$1.5 M.
- The estimated schedule will be:
 - January 2011 – tendering results to the RDN board
 - February 2011 – awarding of the construction contract
 - March 2011 – firm order to be placed
 - August 2011 – installation of plant to be complete
 - September 2011 – commissioning and start up of the water treatment plant

Memorial Benches: (on behalf of Cliff Hinton who is absent)

- Cliff shopped around extensively looking for a suitable bench to be used in Fairwinds.
- A demo bench was purchased by Fairwinds Corp from Wishbone Ltd and was installed on Fairwinds Drive beside the rec. centre. A plaque will be added later.
- The six foot wide body model at the rec. center is the same as many newly installed benches in Parksville.
- This bench will be marketed on the FCA website at \$2500 for an eight year term, subject to platform installation costs by Fairwinds. Extending the term for four more years would cost \$500. These prices are competitive with other municipal locations.
- There are sixteen designated locations strategically located throughout Fairwinds.
- The final details of the lease agreement and liaison with Fairwinds Corp are still being worked out.
- To date, we have had some feedback but always welcome more.
- We can put a map on the FCA website to show the locations of the benches.

Membership Drive:

- A membership drive is in the planning stage.
- We are using Fairwinds lot maps with the membership list to pinpoint locations of all non-members which is 38% of the community's households.
- There will be a membership blitz in the spring or fall.
- Members are encouraged to be a neighbourhood canvasser as "many hands make light work". People can talk to Allana Patterson if they wish to help.

Nanoose Inter-Org Meeting:

There will be a meeting on October 22 hosted by George Holme, our RDN representative, at the Nanoose Library. Three reps from each community association in Nanoose have been invited. If anyone is interested in attending or has issues they would like raised, please speak to Bob.

Annual Fire Protection AGM

On Tuesday, October 19, 2010, the Nanoose Fire Hall will be holding their AGM. This Fire Hall responds to over 300 calls. Only a few are fires and some are multi vehicle accidents and many are health issues. They are the first responder for Fairwinds.

There is one position open on the Fire Hall Board so anyone interested in an opportunity for civic service should think about attending this AGM.

3. **Treasurer's Report: Allana Patterson**

Please see attached report on page 5.

4. **Committee Reports:**

Building Guidelines and Covenants – Keith Thompson

No report due to Keith's absence. The Building Guidelines Report has been completed and can be accessed through the FCA website.

Grassroots – Walter Clark

Broom Busting and Sidewalk Clean-up

- Walter recognized and thanked the volunteers who have helped over the past year
- Broom was cleared on Fairwind's Drive from the entry to Notch Hill
- Mike Haner arranged a work crew for the area on Redden and Dolphin Drive
- Bill Hamilton did the same on Ainsley Place
- Some work was done removing debris from the sidewalks along Redden and Andover. We are looking for a new way to perform this service. The few hours every two weeks does not seem to attract the volunteers.
- Maybe a spring blitz with a BBQ and then stop?

Yard Waste Pick-Up

- A brief explanation of the program
- The service seems to be catching on
- Sean's Lawn seems to be performing reliably

Proliferation of Signs in Nanoose

- Unfortunately in supernatural BC a power pole or a tree seems to attract signs.
- Signs in the road right of way are illegal and EMCON, who represents the MOT, removes them periodically.
- Signs on private property are in violation of RDN bylaws and subject to fines of up to \$2,000. The only legal signs are, political during an election, a for sale sign ON the property for sale, or directions to a subdivision.
- There are several Fairwind's residents who regularly remove offending signs in the road right of way and take them to the EMCON yard in Parksville.
- This is an ongoing problem. The only solution is to keep removing them such that the offenders do not want to bear the cost of replacement.

Garbage along Fairwind's Drive

- In the spring Chris Gebhard arranged a morning clean up. He had 14 volunteers and EMCON removed the collected debris.
- Perhaps Chris will do this again this coming spring?

Yard Waste Debris on Vacant Lots

- We have been working with the RDN
- This is an educational process where we have to get residents to stop their habit of dumping
- The yard waste pick-up program was a step in this process
- There were 13 lots identified with varying amounts of debris
- RDN wrote the property owners requiring them to remove the debris
- One lot has been resolved by development
- Two lots were cleaned up by their owners
- One lot has been contracted to be cleaned up
- Nine remain, with 4 of those having major debris of perhaps a half to one dump truck load
- I have talked with 6 of the owners and they were all positive. The only negative response was from an individual that was doing some dumping.
- FCA purchased "Please no Dumping" signs and the owners have paid for more than half.
- We have erected a sign on the park along Redden at the mailboxes where someone has been dumping.
- I have an upcoming meeting with RDN and their solicitor over enforcement. Hopefully after this meeting we can do some more education via our website and as well via the Fairwind's newsletter.

Previous Questions Raised About Maintenance of Infrastructure

- Light standards are to be maintained by RDN under their letters patent with the Province. They collect money via property taxes and have a separate fund for this purpose.
- Curbs and storm drains are EMCON'S responsibility via their contract with MOT.
- Cutting vegetation along roads is also EMCON'S responsibility to do once a year. They are to do 2 meters back from the curb, which doesn't leave much if there is a sidewalk. In all honesty EMCON is equipped with large machines to do along rural roads and not to do lot by vacant lot within a subdivision like Fairwinds. We need to approach them about this service to see what can be done.
- The maintenance of sidewalks is currently no one's responsibility. It is also unresolved in the new proposed Fairwinds development. There may be a way to remedy this but it would require perhaps a \$10 per year increase in property taxes for all Fairwind's property owners, whether the sidewalk is on their side of the road or not. It is also likely that Fairwinds Corporation would pay for all unsold lots in any new area where lots are being sold. I would like a show of hands from those that would be in favour of paying additional property taxes to resolve this issue, as there is no sense in pursuing it if we do not have a mandate to do so.
- A large majority of the members have indicated they are in favour of a small tax increase to cover the cost of sidewalk maintenance.

Social – Patrick Murray

- The FCA is looking at organizing a Crab Fest at Schooner Cove next spring.
- Tickets for the upcoming Fairwinds Gala on December 3, 2010 will be on sale after tonight's meeting. Unsold tickets will be sold at Fairwinds Centre.
- This year a new auction item will be a week in Hawaii and return air tickets for two people.
- There will also be 2 return tickets on Harbour Air to Vancouver and also includes hotel, dinner and spa.
- The Wall of Wine will be featured again this year and we are looking for donations.
- Anyone can call Patrick if they have something to donate as we are always looking for more items.
- The theme of the evening will be Black and White.

Meeting adjourned at 8:30 by Garnet Hunt. Seconded by Stan Wood.

Robert Popple – President (signed)

Lynn Griffiths – Secretary (signed)

FAIRWINDS COMMUNITY ASSOCIATION

Receipts and Disbursements

September 30, 2010

	2010/11 General Actual	2010/11 General Budget	2009/10 General Actual	2010/11 Function Account
Cash balance forward, April 1, 2010	6,085.58			
Funds transferred to Function Account	-1,272.38			1,272.38
Receipts:				
Membership dues	1,350.00		3,005.00	
Public relations	1,760.00		1,754.00	
Total receipts	3,110.00	0.00	4,759.00	
Disbursements:				
Society fees	25.00	50.00	40.00	
Office expenses	41.80	450.00	432.30	
Public relations and website	202.11	500.00	2,068.37	
Grass roots	171.35	350.00		
Interest and bank charges	3.77		-0.59	5.05
Post office box	136.64	128.00	120.75	
Postage		450.00	407.07	
General and special meetings	459.76	600.00	858.38	
Insurance	500.00	1,150.00		
Stampede party, net				-153.36
Total disbursements	1,540.43	3,678.00	3,926.28	-148.31
Excess of receipts over disbursements	1,569.57	-3,678.00	832.72	148.31
Ending cash balance, September 30, 2010	6,382.77	-3,678.00		1,420.69
Estimated monies owing re calendar	1,760.00			
Funds available at September 30, 2010	4,622.77			

The bank statement for September has not yet been received.

The statement for August has been received and reconciled.