

# Crystal Water Beach Community Association Minutes of the Annual General Meeting

09 July 2005 – 10:00am @ Trinity Lutheran Church

The meeting was called to order at 10:08 by President Katrina Watts. In her opening remarks Katrina welcomed everyone and had special thanks for Sylvia Schonberg for her support of the Association, the families that keep the common area of the bluff looking great, the path clearing/road work party and the people that help get out the raft.

Moved: Phil King, seconded Peggy Viner – that the minutes of the 2004 AGM be adopted as circulated. Carried

Moved: Jack Jones, seconded Marg King – that the Financial Statement for 2004 – 2005 be accepted. Carried

1. **Point Roberts Recycle and Refuse** – Art Wilkowski, owner of the company came to the meeting to tell us about his company and to answer questions. Art took over the operation 6 yrs ago and explained that his rates are set by the Utilities Commission. He initiated a pre-paid tag service for vacation owners. Service to Crystal Beach is on Mondays. Apart from regular pickup the company offers recycling and special cleanup services. With the new road surface and the widening of the corners on Holiday Lane, Art will look at the possibility of bringing service to the houses in the lower area.

2. **Community Reminders** – see attached and post at your cabin.

- ◇ Katrina warned people that deer have been seen on the roads and to watch out for them. She also mentioned that people with small animals should be aware that there are coyotes in the area.
- ◇ Katrina had done some research into the dog code for Whatcom County and asked everyone with a dog to become familiar with the regulations and to keep their dogs under control. The web site for more information is available through the CWB website at <http://www.crystalwaterbeach.com/minutes/WCC>
- ◇ The Community Reminders were reviewed and cabin owners are asked to post them so guests and renters are familiar with them.

## OLD BUSINESS

### **Liability Insurance – Jack Jones**

- ◇ All property owners should have included in their property insurance an additional clause to include “Crystal Water Beach lanes, alleys and Reserve “A”. The cost to include this is minimal.

### **Work parties**

- ◇ *Roads* - Katrina thanked Ed for all his work in organizing the materials and leading the work party for the reshaping of Crystal Dr.
- ◇ *Bluff clearing* – the west side has been done. A summer work party will be organized to work on the east side.
- ◇ *Signs* – Thanks to Ken Tully for all his work. Ken has installed signs around the common areas. He reported that there are two more children playing signs to be obtained.
- ◇ *Benches* – Thanks to Moira Sambrook for the beautiful job of refinishing the west bench. It looks great. She also has the boards ready for the other bench. Donn Aven will install these.

**5 yr Plans** - details available on the website.

- ◇ *Roads* - Katrina presented a 5 yr plan for roads. This includes resurfacing estimates for Holiday Lane, Sylvia Dr. and Roberts Dr. All dirt and gravel roads have had a dust suppressant (magnesium chloride) applied. It will be redone as needed.
- ◇ *Common Areas* – Katrina presented a 5 yr plan for expenses that could occur for the common areas.

### **Bylaws**

- ◇ Katrina reported that the covenant is registered but she thought that the constitution bylaws were not. Don Rathborne explained that when we became a “Society” the bylaws were registered in Olympia. Katrina will check into this. Katrina will work with Brian Baynham over the next year to update our bylaws.

**New Members** – Stan Batt and Maureen Mymko were introduced.

### **Annual Picnic – SAT July 30<sup>st</sup> - 5:00pm**

- ◇ Have tables out for pickup by 2:00pm if you need help getting them to the bluff.
- ◇ Bring your own dinner and a dessert for the potluck dessert table.
- ◇ Each family is asked to donate a \$5-\$10 Bingo prize.
- ◇ Games and races for the children will be earlier in the day. Watch bulletin boards for more information.
- ◇ Sandcastle contest will take place on Monday morning.

Martine Menzies and Jill St. John were volunteered to organize the children's events

### **Point Roberts Taxpayers Association – no report.**

- ◇ We will continue to support this group by including a membership to this group in our dues.

### **Budget 2005 – 2006**

- ◇ Moved: Karl Gregg, seconded D. McInnis that the budget be approved.

### **Outstanding projects**

- ◇ Gate at the east end of Reserve "A"
- ◇ Letter to residents of Highland Dr. explaining that CWB is private property
- ◇ Private Property Act. – rope off access points to reserve "A" for 24 hrs.

### **Other Business**

- ◇ "free stuff" at the side of the roads. It was felt that this diminishes the value of our properties. Items should be left for only a day or two( not weeks) and should be on private property not on the roads.
- ◇ Reserve "A" – we are all entitled to use Reserve"A". We should be considerate of the area and not interfere with its use. In particular the burn pile at the west end interferes with the Children's races. It was suggested that no burning take place from June to Sept. Anyone planning to use Reserve"A" for a gathering, please inform the President to avoid conflicts.

### **Dues**

- ◇ Moved: Ron Tully, seconded Lothar Zeterberg that the dues for 2005 – 2006 be set at \$50.00. This includes membership in the Point Roberts Taxpayers Association.. Carried

### **Accomplishments of the last 2 years**

1. archival system – in file cabinet at Culbert Cabin
2. database of property owners
3. President's book – timeline of events and procedures
4. roads signs
5. bingo Cards and cage
6. email contacts
7. comprehensive files for financial documents
8. voting procedure
9. dust suppressant on roads

### **Elections**

- ◇ Katrina reviewed the makeup of the Boards of Directors. Three Directors have completed their two year term.
- ◇ Elections are required to fill these positions. Elected for two year terms were Brenda Delf, Ken Tully, Derek Laurillard, Dave MacKenzie.

### **Board of Directors for 2005 – 2006**

Katrina Watts	Brenda Delf
Brian Brackman	Ken Tully
Ed McNielly	Derek Laurillard
Barb Aven – Secretary/Treasurer	Dave McKenzie

NEXT MEETING - JULY 8<sup>TH</sup> 2006 @ 10:00am

# COMMUNITY REMINDERS

please post in your cabin for your guests and renters.

Revised July 2005

- **DOGS** - Dogs should be leashed or in a fenced yard at all times. When on the beach, dogs are to be leashed between 11:00am and 5:00pm. Owners are also requested to clean up after their pets.
- **FIRES** - NO FIRES ARE PERMITTED ON THE BEACH AT ANY TIME. Fires on individuals' private property must comply with Fire Department regulations. Check with the PRFD.
- **ROADS** - Residents and their guests should be aware of the large number of children in our community, and ensure that driving speeds are at or less than playground speed. Members should educate their children of the dangers of playing on the roads.
- **PARKING** - To ensure free access for Emergency vehicles, property owners & their guests must park off the roadways. This is particularly important on the narrow community-owned roads of Robert Dr., Sylvia, Dr, Crystal Dr. and Holiday Lane.
- **POWER EQUIPMENT** - In consideration of others, the use of power equipment (mowers, trimmers, saws, etc) should be limited to the hours between 10:00am and 4:00pm.
- **GARBAGE** - Please clean up your garbage when on the beach, bluff and common areas.
- **BLUFF** - *Nothing* should be thrown over the bluff for disposal (ie no vegetation, trimmings, or any other materials).
- **BEACH PATH** - All members are encouraged to assist with the need for ongoing maintenance as they see the need arise.
- **RAFT**- The raft is for swimmers only. Boats should stay clear of the swimming area.
- **MUSIC / NOISE** - All members should respect their neighbours by ensuring that music and voices are not too loud, and to end music and noise at **11:30pm**.
- The following CWB members are willing to be phoned at any time of the **day or night** if there is a concern re: noise etc. with teenagers or others. This step should be taken **before** a call is put in to 911.

Pat Robson	945-0336	Ed McNeilly	945-5528
Jane and Bryan Baynham	604-808-9407	Mary McConville (July only)	945-8832
Judy Reitenbach	945-5802	Ellen Gregg	604-720-9442
Brenda Delf	945-1760		

**Crystal Water Beach Association**  
**Statement of Earnings**  
**year ending June 30, 2005**  
**(2004 is presented for reference purposes only)**

	2005	2004
<b>Revenue</b>		
Dues @ CDN \$50 per household (\$44 + \$6.00 PRTPA)	\$ 2,936.00	\$ 2,816.49 (without PRTPA)
Dues - past	\$ 100.00	\$ 837.85
Pt. Roberts Taxpayers	\$ 396.00	\$ 396.00
GIC interest	\$ 140.05	\$ 241.23
Bank Interest	\$ 1.55	\$ 1.30
Bluff party (Bingo)	\$ 207.75	\$ 221.00
Chipping 2003 - 2004	\$ 10.00	\$ 20.00
Chipping 2004 - 2005	\$ 431.12	\$ -
GIC	\$ -	\$ 2,459.23
Reconcile	\$ 100.05	\$ 21.90
<b>Total Revenue</b>	<b>\$ 4,322.52</b>	<b>\$ 7,015.00</b>
<b>Expenses</b>		
Bank Service Fees	\$ -	\$ 32.00
Non-Profit corp Annual Fee (US\$10.00) (paid out of petty cash)	\$ -	\$ 24.27
Membership for Community in Pt Roberts Taxpayers Assoc.	\$ 408.00	\$ 396.00
Tidelands Taxes 2003-2004	\$ 114.32	\$ -
Tidelands Taxes 2004-2005	\$ 99.74	\$ -
GIC	\$ -	\$ 2,508.24
Bluff Party expenses:		
Kids Races	\$ 53.67	\$ 90.23
Kids BBQ - Bluff Party	\$ -	\$ 118.84
Sandcastle prizes	\$ 83.79	\$ 41.36
Potluck dinner coffee etc.	\$ 8.13	\$ 13.97
Bluff Pruning and chipping		\$ 1,079.30
Drains	\$ 22.60	\$ 8,699.54
Roads:		
Maintenance, dust suppressant, potholes	\$ 150.35	\$ 453.46
Crystal Drive	\$ 2,267.40	\$ -
Bench replacement	\$ 409.23	\$ -
Signs	\$ 407.56	\$ 437.76
Chipping personal	\$ 431.12	\$ -
Web site Domaine Name - 5 years-www.crystalwaterbeach.com	\$ 97.99	\$ 1,273.80
Administration	\$ 52.26	\$ 36.97
Church Donations - AGM meetings	\$ 175.00	\$ -
<b>Total Expenses</b>	<b>\$ 4,781.16</b>	<b>\$ 15,205.74</b>
<b>Net Income for the year</b>	<b>\$ (458.64)</b>	<b>\$ (8,190.74)</b>
<b>Cash at beginning of year</b>	<b>\$ 5,108.65</b>	<b>\$ 13,299.39</b>
<b>Cash at of end year</b>	<b>\$ 4,650.01</b>	<b>\$ 5,108.65</b>
<b>Cash Balance is Represented by:</b>		
Bank current account balance	\$ 2,150.01	\$ 1,100.41
GIC 9098-791	\$ -	\$ 1,508.24
GIC 9097-879	\$ 2,500.00	\$ 2,500.00
<b>Total Cash</b>	<b>\$ 4,650.01</b>	<b>\$ 5,108.65</b>