

# Crystal Water Beach Community Association

## Minutes of the Annual General Meeting

### 14<sup>th</sup> July 2018

The Annual General Meeting of the Crystal Water Beach Community Association was called to order at 11:20 by Don Rathborne.

Adoption of the Agenda – adopted as presented.

Introduction of new cabin owners – Welcome to:  
Gary and Valeria Morrison  
Robert Piche and Eva Frolov.

Introduction of Representatives: Karl Gregg, Dave Graham, Jim Bedard, Judy Reitenbach, Gayle Moir, Fred Culbert. Barb Aven was absent, and represented by Donn Aven.

#### **ADOPTION OF PREVIOUS AGM MINUTES:**

It was **Moved** by Karl Gregg, **Seconded** by Warren Groome, that the minutes of the 2016 – 2017 Annual General Meeting be approved as circulated. **Carried**

#### **ADOPTION OF FINANCIAL REPORT FOR 2016 – 2017**

Financial Statements for 2016-2017 were reviewed.  
It was **Moved** by Neil Menzies and **Seconded** by Phil King that the financial report be accepted as presented. **Carried.**

#### **COMMUNITY REMINDERS**

Everyone is asked to review the community reminders - available on the CWB website, to require compliance from guests, and post the reminders at their cabins.

Drivers are asked to keep speeds very low (ie: less than posted), for the safety of the many young children in our Community, and to observe the stop signs at the corners.

All parking is to be clear of the roads, to maintain accessibility for emergency vehicles.

Boats at the raft – a reminder for boat owners that motor boats must stay away from the raft and paths for swimmers' safety.

Dogs are to be leashed to comply with county ordinance.

Please retain and properly dispose of poop bags!

#### **ONGOING BUSINESS**

##### **Trees/Bluff Clearing – Phase 1 and 2**

Recent clearing work (Phase 1) and plans for Phase 2 were described by Katrina Watts. The work clearing the bluff of blackberries and scrub was performed by Jack Pinckston of Western Concepts Designs. The cleared areas provide open views to portions of the beach and raft from locations at the top of the bluff, opened the ramps to the beach access stairs, and relieved CWB property owners from this onerous task. The slopes have begun to re-grow, and are expected to be green again by fall. Repeat clearing work will likely not be needed for two or more years.

With a view to trimming/thinning trees presently on the bluff (Phase 2), a quotation was requested from and provided by All American Tree Services to perform this work in the fall. Two

# Crystal Water Beach Community Association

## Minutes of the Annual General Meeting

### 14<sup>th</sup> July 2018

alternatives were proposed: Cut and leave trimmings in place, or Cut and remove all trimmings. The purpose of this work is to improve views without endangering the stability of the bank.

Discussion followed, clarifying that the work could be properly done without need for permitting, and that trimmings would be ok to leave in place for eventual composting, unless thought to be a visual eyesore. Large trimmings could be dealt with by chipping, without the need for the full removal alternative.

**Moved** by Howard Mickelson, **Seconded** by Susan Rathborne that the Committee be authorized to proceed with Phase 2 this coming fall, and to expend up to \$4,200 to accomplish this work. This was based on the Quotation received to Cut and leave trimmings (\$2,766.75), with an additional discretionary amount (\$1,500 approximately) for partial removal or chipping of heavy trimmings. **Carried.**

#### Roads and drains:

The West Saturna Place ditch drains to the west. It needs to be redirected to the east into the main ditch. Jim Bedard received a quotation from contractor Bob Jewell, but he is unavailable until November.

The Drain problem at the corner of Sylvia Drive and Holiday Lane was assessed. Surface runoff water is not entering the catch basin that is there. Fred Culbert has consulted contractor and Karl Gregg had the water flow assessed by the fire department. The drain pipe along Holiday Lane (from Sylvia Drive to the main drain at Crystal Beach Road) is plugged and needs replacement. The contractor marked out the underground utilities that must be avoided, and provided a quotation, but is unavailable until November. Alternative contractor will be sought with an aim to complete the work before November.

The roads will be repaired when all drain work is complete. This would include repair of Holiday Lane from Sylvia Drive to Crystal Beach Road, and at the intersection of Robert Drive.

#### Point Roberts Taxpayers Association –

Harvey Delaney was absent from the meeting but was thanked in absentia for his ongoing efforts on behalf of the CWB Community.

Don Rathborne outlined his understanding of the garbage collection plan. The fees for sustainable garbage collection on the Point (\$200 per year) will be collected by the County with property taxes in 2019. There is a PRTA special Meeting to review the possibility of flexibility in application of the 26 pickups per year beginning in 2019. The meeting is Wednesday July 18<sup>th</sup> 2018 at the Marina Club – 5:00pm.

The CWB Association continues to support the PRTA on behalf of the CWB members.

#### NEW BUSINESS

##### Tidelands

The tidelands are owned by Sylvia Schonberg (correction of previous information). She has recently indicated an interest in selling these tidelands, and a delegation of CWB representatives met with Sylvia to determine how to proceed with this opportunity.

CWB has paid the taxes on the tidelands since 1969, in respect of use and access by the property owners of CWB.

# Crystal Water Beach Community Association

## Minutes of the Annual General Meeting

### 14<sup>th</sup> July 2018

The proposal for consideration by the members of CWB is to now look further into finalizing a purchase agreement for the tidelands, and as a preliminary step to engage a qualified appraisal professional to provide a current realistic and fair and appropriate valuation.

It was **Moved** by Howard Mickelson, and **Seconded** by Peter Bell, that the CWB representatives engage a qualified assessor to determine the appropriate valuation of the tidelands. **Carried**

In the past year, Tyler Steele and Howard Mickelson consulted a US Lawyer as requested by the members, and at that time the legal advice was that we seek an easement on the tidelands, and form ("re-establish") a formal CWB Association or legal Company to act on behalf of the members. Whether this process or another is selected is open for reconsideration by the CWB representatives, and is to be brought forward to the members, along with the Assessor's report, and related considerations including public liability, and related community structure.

#### Budget

The proposed Budget for 2018-2019 was presented and reviewed. It was noted that the costs for Phase 1 and Phase 2 Bluff Clearing will significantly reduce the existing cash reserves, and to compensate, it was proposed that the Members' Dues be adjusted to \$100.00 CAD for the current year (a 1-year adjustment).

**Moved** by Richard Landahl and **seconded** by Mike Speer that **Dues for 2018-2019 be \$100.00 Canadian Funds.** **Carried**

Members were advised that Dues payments may now be made by electronic transfer. Details of the banking contact information including password were provided, and are also available from Barb Aven or Katrina Watts.

Amendments to the presented Budget were discussed, including:

- an increase in the maintenance expenses for Reserve A Trees – raised to \$4,200.00, and
- increasing the Dues to \$100.00 for a total revenue of \$8000.00.

It was **Moved** by Karl Gregg and **Seconded** by Kathie McGrenera that the amended budget be approved. **Carried**

#### COMMUNITY EVENTS

##### **Sandbar fun/education event:**

With Melanie Knight – Saturday July 28<sup>th</sup> at 1:00pm.

##### **Sandcastle Contest:**

**Sunday July 29<sup>th</sup>** (low tide weekend) at 10:30am start. Judging starts at 12:00 noon.

# Crystal Water Beach Community Association Minutes of the Annual General Meeting 14<sup>th</sup> July 2018

Judging by Charlotte Goelz, and **one or two other willing volunteers needed - TBA**  
(Kathie McGrenera unavailable that day).

## **Children's races – Saturday morning August 4<sup>th</sup>**

On the Bluff – 10:30am.

Thanks to organizers Sarah Groome, Devon Kennedy and Julie Fontaine.

## **CRYSTAL WATER BEACH BLUFF PARTY 2018 – Saturday, August 4<sup>th</sup> 5:00pm**

Bring table and chairs, dinner, a potluck dessert for the table, and a \$10 prize for the bingo.

Volunteers came forward for the following:

- Bingo caller – Graham Brewster
- Table pickup – Warren Groome
- PA system – Nancy Marion
- Coffee – Barb Aven
- Dessert Tables – Aven/Watts (Bring a pot-luck dessert!)
- After-Party Cleanup - All

## **COMMUNITY REPRESENTATIVES 2017 – 2018:**

It was **Moved** by Neil Menzies, **Seconded** by Barb Laurillard, that the following slate of representatives be elected for the coming year 2018-2019:

### **For Year 1 of their 2-year term:**

Barb Aven  
Christine Day  
Gary Morrison

### **For Year 2 of their 2-year term:**

Dave Graham  
Karl Gregg  
Gayle Moir  
Judy Reitenbach

**Carried**

## **ADJOURNMENT:**

The meeting was adjourned by the Chairman at 12:40pm.