

HIGHLIGHTS OF THE 1993 A.G.M.

1993

1. DUES for 1993-94 are \$50 (Cdn) until August 31st and \$55 (Cdn) after. Please pay Barb Aven as soon as possible. - 1993 Meeting Leave
2. Annual PICNIC and BINGO: Saturday, July 31st, 5:30 p.m. on the bluff. Each family should bring a \$5 gift for bingo prizes.
3. TRAFFIC SPEED should be reduced because of the number of children in the area.
4. Check your property insurance and inform the Board about THIRD PARTY LIABILITY coverage.
5. Please be aware of our new SIGNS.

Crystal Water Beach Community Association

MINUTES: 1993 Annual General Meeting - July 3, 1993.

1. The meeting was called to order at 11:10 a.m. by the President, Cam Scott. Unfortunately, two Board members were unable to attend - Dave McInnes, Past President and Barb Aven, Secretary-Treasurer. (Allan Buium volunteered to take the minutes.)
2. It was moved by Mike Speers and seconded by Richard Landahl that the Minutes of the 1992 A.G.M. be adopted as circulated. Carried.
3. Treasurer's Report: FINANCIAL STATEMENT 1992-1993

Balance Forward			\$2582.89
Income:			
Dues	\$3030.62		
Bingo	94.90		
Interest	56.41		
	\$3181.53		\$3181.53
			\$5764.42
Expenses:			
Drains	\$ 404.86		
Point Roberts Taxpayers'	258.00		
Handrail	228.41		
Bingo/prizes	145.83		
Returned Cheque	50.00		
Garbage	20.00		
Secretary exp.	13.66		
s.c.	4.00		
taxes on tidelands	85.00		
	\$1209.76		\$1209.76
			\$4554.66

4. Old Business:
 - A. Reminders - our annual list!!!
 - i. Dogs on the beach. MUST BE on a leash between 11 a.m. and 5 p.m. Also, please remember to clean up after your dog.
 - ii. Fires - permits MUST BE obtained from the Pt. Roberts' Fire Chief for ALL types of

fires. No fires allowed on the beach.

- iii. Speed limit - obey all posted signs because of the significant number of children in the area during the summer months. In fact, it is advisable to proceed at a lesser than posted speed.
- iv. Cuttings - from private property are not to be deposited over the bluff.

B. A sincere THANKS to the many volunteers who worked on numerous CWB projects over the past year, i.e. the annual picnic, work parties on drains, the new hand rail on the ramp to the beach.

C. Drains:

- i. the repair and upgrading of the east and west lines over the bluff have proven to be very successful.
- ii. it is estimated that the drains on the bluff will last 10-15 years, under normal conditions
- iii. the seepage on/near the stairs and the walk-way to the beach will be repaired on July 10, 1993
- iv. Nancy Poirier noted a drainage problem on her property and a similar problem also exists on Ernie Eriks' property - a brief discussion followed and the Board will try to solve the problem.

D. Drainage from the N.W. corner

- i. a brief review of the problem from last year was discussed
- ii. a possible problem may exist on the west side of Waldron and the Board will look into this.

E. Point Roberts Taxpayers' Association

Allan Buium reported on the recent debate on traffic flow as well as the continued role the Association plays in voicing concerns for all taxpayers on the Point.

F. Annual Picnic and Bingo

It was agreed that Saturday, July 31, 1993 would be an acceptable date. Gayle and Mary "volunteered" to organize the children's games, etc. The picnic will be at 5:30 p.m., followed by Bingo.

5. New Business

A. Property at N.E. corner of Plat

Cam gave the background to the present construction and how a previous prospective purchaser decided not to build because of the building covenant. Rod Hourston reported on the present status and how it came to our attention that the new owner received a County building permit for a two-storey structure.

A discussion ensued on the 17 ft. height restriction and where it is measured from. In addition, it was noted that the County's Building and Codes Dept. does not recognize a Plat's covenant; but Pam Poirier noted that "Bill 20" states that a covenant can override a building permit. The legality of the issue was discussed but no decision was taken, at this time, to obtain legal advice. The Board is to approach the new owner, following the meeting, and then put the Association's concerns in a formal letter to the owner. It was also recommended that our covenant be on file with the County's Building and Codes Dept. for future reference.

B. General Liability Insurance

Jack Jones has been making inquiries on this topic and to date, has not received information from an agent in Blaine. Concerns had been raised about CWBCA being held liable in case of an accident on the common area, the beach, float or stairs. A fairly lengthy discussion ensued and Craig Jacks noted two cases where lawsuits materialized - in both the U.S. and Cda.

Moved by Richard Landahl and seconded by Ernie Eriks that appropriate signage be posted at the entrance to the CWBCA common property, the beach area, top of the stairs, and the bulletin

boards. --- Carried, no dissenting vote.

Moved by Jim Ranta and seconded by Mr. Milroy that CWBCA acquire liability insurance for the face value of \$10 million (U.S.) and the premium not exceed \$750 (U.S.) per year. It was moved for referral to the July 31st meeting.

Discussion also covered individual's third party liability insurance and it was recommended that all members review their property insurance policy. It was also recommended to inquire about the coverage Whalen's have at the Boundary Bay beach and other community organizations.

C. July 4th Celebrations

Bryn Harris, a teen member, has organized a float with the future theme - "aliens". The executive had earlier decided to give \$50 for decorations and candies and a THANKS to Bryn and the children representing the Association.

D. Annual dues

Cam noted that our past bank balance(s) were/are: 1991 -- \$1200, 1992 -- \$2500, 1993 - \$4500; and he recommended the need for some "slush" fund because of minor repairs to drains, stairs, roads, etc. In addition, it was noted that approximately 20% of the property owners have NOT paid their dues and the Board will approach these families in the near future.

Moved by Mr. Tulley and seconded by Mrs. Milroy that the 1993-94 dues remain at \$50 (Cdn.) and this is to include the individual's membership in the Point Roberts Taxpayers' Association, which is \$5 (U.S.) ----- Carried.

E. Election

Dave McInnis, as Past President, is now stepping down/

Cam Scott, Past President

Allan Buim, President

Barb Aven, Secretary-Treasurer

Rod Hourston, Director

Jack Jones, Director

Nancy Poirier, Director

Don Rathborne, Director

Moved by Richard Landahl and seconded by Penny Ranta that the slate be elected. ---

Carried

Moved by Rod Hourston and seconded by Allan Buim: A THANK YOU to Cam Scott for his two years of dedicated service as President of the Association. --- Carried.

F. Other business

i. Jacquie McKenzie requested that potholes on Sylvia Dr. be repaired.

ii. Reminder -- work party for July 10th at 10 a.m. -- drainage on the path

iii. Removal of the dead trees on the bluff: a discussion centred around their removal and the potential damage to the bluff as well as their value to three types of birds: bald eagles, harrier hawks and owls. A consensus was reached NOT to remove the trees

Moved by Mrs. Landahl and seconded by Nancy Poirier: A vote of THANKS to Jack Jones for his cutting of a large part of the common grass area. --- Carried.

Adjournment Moved by Rod Hourston --- Carried 12:45 p.m.