

Minutes

CRYSTAL WATER BEACH COMMUNITY ASSOCIATION ANNUAL GENERAL MEETING

05 JULY 1997

Meeting was called to order at 11:06 am at the Pt. Roberts Community Centre.

OPENING REMARKS

Chairman Don Rathborne introduced the current Board of Directors and explained that their job was to look after, maintain and improve the common property of Crystal Water Beach. He explained that the A.G.M. was an opportunity for members to give and receive ideas relating to the common areas. Don explained that the reason the path to the beach has not been cleared was that we were waiting for dry weather before bringing in a backhoe. It will be cleared soon.

A thank you was extended to everyone who helps keep our Common Areas looking so great. Special thanks to the Landahl Family, Jack Jones, Donn Aven, Russell Family, Daphne and Bill Reid, Mckenzie Family, Pauline Ranta, Nancy Poirier and Colin Cowx for cutting the grass on the bluff.

ANNOUNCEMENTS:

WELCOME to the following people who have acquired property or have built homes at C.W.B. in the past year:

Derek and Ruth Adams	Sylvia Dr.
Donna and Brian Brackman	Waldron PI E
Ty Morris	Holiday Lane
Pat and Susan Robson	Crystal Beach Rd.
Jenny Shaw	Saturna PI W

DOGS - to be on a leash on the beach from 11:00 am - 5:00 pm.
- owners are asked to please cleanup after their dog.

FIRES - NO FIRES ALLOWED ON THE BEACH by order of the Pt. Roberts Fire Dept.

TRAFFIC - Drive slowly on ALL roads as there are many children in our community.

PARKING - No Parking on Holiday Lane or on Crystal Dr. or Roberts Dr. within 50' of the corner with Holiday Lane. On all other roads cars should be parked so the fire truck or other emergency vehicles can get through.

BLUFF - DO NOT THROW ANY VEGETATION, TRIMMINGS, OR ANY OTHER GARBAGE OVER THE BLUFF.

POWER EQUIPMENT NOISE - Please use appropriate neighbourly discretion when using noisy power equipment.

SPRINKLING RESTRICTIONS - No Lawn-sprinkling - See July All-Point Bulletin.

LIABILITY INSURANCE - Property Owners are reminded they should consider carrying extra insurance specifically for the common-owned area known as "Reserve A", and for the roadways that we collectively own

MINUTES of PREVIOUS MEETING

Moved: Karl Gregg, Seconded: Jack Jones that the minutes of the 1996 A.G.M. be adopted as circulated. CARRIED

CORRESPONDENCE

Letter from M. Sivertz re: a tree removed from common property. Jeff Hamalainen explained that the tree was rotten and was accidentally knocked over by a dump truck during the construction of his home.

POINT ROBERTS TAXPAYERS ASSOCIATION

Allan Buium reported:

- they are a proactive group representing non-voters on the Point.
- garbage collection - everyone MUST have garbage pickup unless you apply for an exemption. Phone 1-800-676-6757 (from USA) and ask for Solid Waste Exemption. From Canada call 1-360-676-7695.
- recycle - they are trying to get it for no cost.
- Public works person from the County is on the Point 1 hr each week at the Library to deal with problems.
- sponsored a forum on logging. Those doing the logging were violating their permits. The County hopes to stop this by increasing the bond posted.
- meetings on the 1st Wed. of each month at the Library.

INCORPORATION

- as of July 15 1996 we were registered as a Washington State Non-Profit Corporation.

ELECTIONS:

- M. Allan Buium, S. Richard Landahl that: The Association Board of Directors consist of 7 Directors. One Director shall be appointed as a Director in the position of Past President and the term of such appointment shall be the two immediatly subsequent years after the term in which the member served as President. If the member is unwilling or unable to accept the appointment as Past President the position shall remain vacant. The remaining six Directors shall be elected annually by the members. Each year three Directors shall be elected for two year terms. CARRIED

- M. Jack Jones, S. Neil Menzies that the following candidates be elected for the positions and terms as follows: CARRIED

Past President -	Allan Buium	
One year term -	Don Rathborne	President
	Barb Aven	Secretary/Treasurer
	Brenda Delf	Director

....continued overleaf

Two year term -

Ross Grierson
Jim McGivern
Mike Speer

Director
Director
Director

DRAINAGE

- Don Rathborne reviewed all that had been done since the slides of Jan 1 1997. A State geologist came up and walked the areas of concern. The Directors then decided to have W.D. Purnell prepare an engineering proposal for us. Refer to previously-circulated proposal. Following an open and frank discussion M. Lil Watts and S. Ron Tully that Plan C of the Capital Fund Budget be approved. CARRIED (See attached budgets).

This is a special capital assessment to ALL property owners of \$100.00 CDN per LOT to pay for the required repair work as recommended by the engineering plan - all to be carried out as soon as possible.

ANNUAL DUES

- M. Jack Jones, S. Neil Menzies that the dues for 1997 - 1998 be increased by \$10.00 from last year to \$50.00 CDN. CARRIED. This is \$44.00 for C.W.B.C.A. common property purposes plus \$6.00 for the Pt. Roberts Taxpayers Association. This is the required annual dues per member as reflected in the proposed operating budget for 1997 - 1998 (see attached budget as approved).

BLUFF PARTY

- will be held on Saturday, August 2, at 5:00 pm. Bring your own dinner and a dessert for the potluck dessert table. Bingo will follow. Each family is asked to donate a prize (\$5.00) for bingo. If you want your table picked up, please have it by the side of the road by 3:00 pm

FINANCIAL STATEMENT 1996-1997

- M. Phil King, S. Lothar Zeterberg that the Financial Statement for 1996 - 1997 be accepted. CARRIED (see attached).

ADJOURNMENT

- M. Neil Menzies that meeting be adjourned.

Attached:

- 1) Financial Statements for 1996-1997
- 2) Proposed Operating Budget for 1997-1998
and Drainage Assessment Budgets (as Approved)

**CRYSTAL WATER BEACH COMMUNITY ASSOCIATION
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE YEARS ENDED JUNE 30
(CANADIAN FUNDS)**

	1997	1996
OPERATING FUND		
Balance at beginning of year	\$ 5,261.37	\$ 8,132.94
Cash receipts:		
Dues - Crystal Water Beach Community Association	2,308.00	1,827.11
Dues - Point Roberts Taxpayers Association	354.00	348.00
Bluff party	122.00	18.63
Interest	56.99	150.80
	<u>2,840.99</u>	<u>2,344.54</u>
Cash Disbursements:		
Administration (postage, supplies, etc.)	81.90	-
Bluff party	80.61	104.26
Maintenance and repairs - drains	59.50	99.38
Maintenance and repairs - roads	66.53	-
Newsletter	13.68	-
Point Roberts Taxpayers Association	354.00	348.00
Stairs (US\$2,835.00)	-	3,938.76
Tidelands taxes (note)	190.84	225.71
Title searches	304.60	-
Trinity Church	-	500.00
Capital Fund transfer	6,500.00	-
	<u>7,651.66</u>	<u>5,216.11</u>
Operating Fund, Balance at end of year	<u><u>\$ 450.70</u></u>	<u><u>\$ 5,261.37</u></u>
CAPITAL FUND		
Balance at beginning of year	\$ -	\$ -
Cash receipts:		
Transfer from Operating Fund	6,500.00	-
	<u>6,500.00</u>	<u>-</u>
Cash Disbursements:		
Drainage improvement	-	-
Road improvement	-	-
Signs	-	-
	<u>-</u>	<u>-</u>
Capital Fund, Balance at end of year	<u><u>\$ 6,500.00</u></u>	<u><u>\$ -</u></u>
Total Cash On Hand at End of Year	<u><u>\$ 6,950.70</u></u>	<u><u>\$ 5,261.37</u></u>

Note - Tidelands taxes are each in respect of two years: 1996/97 and 1994/95 respectively