

CRYSTAL WATER BEACH COMMUNITY ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING

11 JULY 1998

Meeting was called to order at 11:10 am, by President, Don Rathborne.

Opening remarks by the President:

- Commented that all residents share in the privilege (and, hopefully the joy) of living in our special community.
- Observed that all residents should be prepared to work together harmoniously to resolve any differences of opinion or viewpoint that might arise.
- Mentioned the installation earlier this spring of the Memorial Bench on the bluff for Colin McInnes, and praised the sense of community this project fosters.
- Reported that the "Main Drain", south from Crystal Drive, complete with the "Rock Altar" on the beach, were completed last fall "on time and under budget", and that this work forms the "cornerstone" of the long-term drainage plan for the community.

Announcements:

New Community Members:

Mr. David Groves (related to the Delf family) was introduced by Fred Culbert.

Dogs: If on the Beach, dogs are to be on a leash, between the hours of 11:00 am to 5:00 pm. Owners are requested also to please scoop up after their pet.

Fires: NO FIRES PERMITTED ON THE BEACH AT ANY TIME - by Order of the Point Roberts Fire Department. Fires on individuals' private property must comply with Fire Department regulations – Permits may be required. Members are encouraged to check with the PRFD.

Roads: Residents and their guests should be aware of the large group of children in our community, and should ensure that driving speeds are at or less than playground speed.

Parking: To ensure free access by emergency vehicles, property owners and their guests must park off of the roadways. This is particularly important on the narrow community-owned roads (Holiday Lane, Sylvia Drive, Robert Drive, Crystal Drive, and easements to the bluff).

Power Equipment: In consideration of each of our neighbours, the use of power equipment (mowers, trimmers, saws, etc.) should be limited to the hours between 10:00 am and 4:00 pm.

Individuals' Liability Insurance: Property owners are encouraged to investigate with their insurers whether they should consider extra ("stipulated") coverage for the common area known as "Reserve A", and for the roadways that we collectively own.

Bluff: NOTHING should be thrown over the bluff for disposal – no vegetation, trimmings, or any other material.

Beach path: Members are encouraged to assist with the need for ongoing maintenance, as they see the need arise.

Minutes of 1997 AGM:

Moved by Rod Hourston, Seconded by Phil King, that the Minutes of the previous meeting be adopted as circulated. Carried.

Reports:

1. Point Roberts Taxpayers Association – Allan Buium, President:

- Thanked CWB Community Association for their ongoing support of the Taxpayers.
- US Congress' Bill 110 – Requiring visa procedure for all border crossings by non-Americans – Taxpayers is strongly opposed to this, and is lobbying Washington State representatives in support of a draft amendment that would exempt Canadians from this new law. Not all State reps are in support of the amendment at this time.
- Legal Defense Fund – Established by Taxpayers in case of future litigations re: the proposed communications tower, and/or contest of zoning variance applications for industrial/commercial/businesses in residential areas.

The membership thanked Allan for his continuing efforts on the Taxpayers Association.

2. Financial Reports:

See attached sheet detailing: Operating Fund

A question was raised by Richard Landahl concerning valuation for taxes of Reserve A., and whether the Association's status as a non-profit society had any bearing on this. Don Rathborne explained there is no connection, title to Reserve A is held in common, and the implicit valuation for taxes is incorporated in each property owners' assessment. Note that not all property owners are members of the CWB Community Association (although all would certainly be welcomed as members).

See attached sheet detailing: Capital Fund

Don Rathborne compared the figures for actual costs vs budgeted costs for the drainage upgrade work. The project (first phases) was completed well under budget: costs approximately \$10,800 vs \$18,800 budget.

Special thanks were extended to Jim Ramsay and Donn Aven for organizing the work on the main drain, and to a large group of keen volunteers who spent a long day on 18 October 1997 to install the main drain and the outfall gabions on the beach. Thanks also to Richard Landahl who repaired the west drain which was also damaged in the slumps caused by the wet winter of '96/97.

Annual Dues: Moved by Karl Gregg, seconded by Ty Morris, that the CWB Community Association Dues for 1998-1999 should be \$50.00 (Cdn), comprising \$44.00 for CWBCA Operating and Capital Funds, and \$6.00 for Individual memberships in the Point Roberts Taxpayers Association.Carried

Cheques should be made payable to "Crystal Water Beach Community Association", and can be dropped off for Moira Sambrook (newly-elected Treasurer – see Election of Officers below) at the Landahl's: 1949 Holiday Lane.

3 Future Drainage Work

Allan Buium reported on extensive contacts with Whatcom County Roads, with the result being that the County ditches will be re-sloped by the County to correct drainage problems identified, (East and West Waldron, and West Satuma), including the placement of individual property owners' driveway culverts, providing the county receives a petition signed by all of the property owners affected. The County will pay for the heavy equipment work, but culverts are to be supplied by the individual petitioners. The County is planning to do work in Point Roberts in late September or early October. Allan has a form of petition for interested groups of property owners.

East Waldron: Sylvia Schoenberg and Bob Thorstenson have indicated willingness to assist with problems related to surface drainage from their adjoining property. Don Rathborne will discuss further with Sylvia.

Related Motion: Moved by Allan Buium, seconded by David Hewitt:

Whereas certain residents on East and West Waldron Place, and West Saturna Place may incur certain costs for driveway drainpipe replacement required under the proposed County ditching program,

Be it resolved that the Crystal Water Beach Community Association will contribute 50% of the cost per lot to install or replace drain pipe, to a maximum contribution of \$150.00 (Cdn). In order to be eligible for this contribution, the lot owner must be a current member of the Crystal Water Beach Community Association, and have paid the Capital Assessment Fee (1997) of \$100 per lot.Carried

Election of Officers:

Of six directors' positions, three are filled by incumbents in their 2nd year of 2-year terms:

- Ross Grierson
- Jim McGivern
- Mike Speer

Three Directors were nominated and elected for 2-year terms beginning now:

- Jim Ramsay
- Fred Culbert
- Moira Sambrook – Secretary/Treasurer

The Directors are to soon meet and name a President from their number.

Don Rathborne continues to be involved as Past-President (Ex-Officio).

Effective with the above elections Barb Aven withdraws from the board of Directors (as Secretary/Treasurer), and Brenda Delf also withdraws having completed a one-year term.

Barb and Don Rathborne were thanked for their years of outstanding service.

Announcements:

Sandcastle Contest – Saturday 25th July – (Low Tide) –See Notice Boards for More Info.

Bluff Party – Annual picnic and bingo will be Saturday 01st August – Bring your dinner, a dessert for the pot-luck dessert table, and a \$5 bingo prize. Set out tables for pickup by 3:00 pm., or bring your own to the bluff.

Work Party – Saturday 25th July 10:00 am – Projects to include:

- re-shape and repair road surface at Crystal Drive/Holiday Lane (for drainage),
- repair handrail leading to stairs,
- investigate and repair crushed drainpipe in west pathway,
- install barrier post in west access lane south of Robert Drive,
- others TBA.

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

	1998	1997
OPERATING FUND		
Balance at beginning of year	\$ 450.70	\$ 5,261.37
Cash receipts:		
Dues - Crystal Water Beach Community Association	3,385.90	2,308.00
Dues - Point Roberts Taxpayers Association	420.00	354.00
Bluff party (Bingo)	103.39	122.00
Interest	162.79	56.99
	<u>4,072.08</u>	<u>2,840.99</u>
Cash Disbursements:		
Administration (postage, supplies, etc.)	39.55	81.90
Bluff party	158.21	80.61
Newsletter	-	13.68
Point Roberts Taxpayers Association	420.00	354.00
Tidelands taxes	153.35	190.84
Title searches	-	304.60
Capital Fund transfer (50% of dues)	1,692.95	6,626.03
	<u>2,464.06</u>	<u>7,651.66</u>
Operating Fund, Balance at end of year	<u>\$ 2,058.72</u>	<u>\$ 450.70</u>
CAPITAL FUND		
Balance at beginning of year	\$ 6,500.00	\$ -
Cash receipts:		
Drainage assessment	9,499.62	-
Transfer from Operating Fund	1,692.95	6,626.03
	<u>11,192.57</u>	<u>6,626.03</u>
Cash Disbursements:		
Engineering fees	3,048.91	-
Drainage improvement:		
Backhoe	1,126.28	-
Material and supplies	6,309.91	-
Maintenance and repairs - drains	107.47	59.50
Maintenance and repairs - roads	-	66.53
Maintenance and repairs - stairs - backhoe.	167.83	-
Sundry	27.50	-
	<u>10,787.90</u>	<u>126.03</u>
Capital Fund, Balance at end of year	<u>\$ 6,904.67</u>	<u>\$ 6,500.00</u>
Total Cash On Hand at End of Year	<u>\$ 8,963.39</u>	<u>\$ 6,950.70</u>

**Crystal Water Beach Community Association
General Reminders as per Minutes of Annual General Meeting
July 11, 1998**

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