

# CRYSTAL WATER BEACH COMMUNITY ASSOCIATION

## ANNUAL GENERAL MEETING

Saturday, July 9, 2022

11:00 am

Brackman's Yard

1991 East Waldron Place

### MINUTES

Call to order: 11:25

Chaired by Gary Morrison

Committee Members in attendance: Dave Bruce, Heather Bruce, Barb Aven, Deirdre Eschemuller (technical assistance), Gary Morrison

Committee Members not in attendance: Katrina Watts, Christine Day

The Committee and the Community of CWB would like to extend our heartfelt thanks for all that Katrina Watts has so carefully planned and executed for today's AGM. Not only today but for all the years past. Big Thanks from each and everyone of us Katrina!"

1. **NOTICE:** At future AGM Meetings beginning in 2023/24, only those owners paying their dues may vote on issues raised at the AGM. A formal explanation for this was by Gary Morrison.

Reference: Constitution; Section 9 (available on the CWB Website). [By Laws & Constitution – Crystal Water Beach](https://www.crystalwaterbeach.com/wordpress/policies/by-laws-&-constitution) crystalwaterbeach.com/wordpress/policies/by-laws-&-constitution

2. Adoption of the Agenda  
Moved: Greg Sambrook  
Seconded: Margo Harms

Passed/Agenda adopted

3. Introduction of new members
  - Des & Stephanie Dwyer (**Piche**)
  - Kym Norman & Nick Briad (**Dennis Heimbecker**)
  - David & Katherine Brits (**Sue Renolds – Bamers family trust**)
  - James Klausner & Ann Le (**Hartley**)
  - Julie & Roz - 1953 Saturna Pl – (**Mymko's**)

4. Adoption of the 2020 – 2021 minutes as circulated by email and posted on the website  
Moved: Derek Laurillard  
Seconded: Susan Kelly

Passed/Minutes Adopted

5. Financial Statement 2021 – 2022

Adoption of the financial statement

Moved: Barb Aven

Seconded: Rae Leslie

Passed/Financial Statement Adopted

A thanks to those mowing Reserve A was shared. Suggestion to cover their cost of gas.

- a. Motion: To compensate those for operating costs when voluntarily mowing Reserve A. (Mary McConville)

Discussion

Motion withdrawn

- b. Motion: Bluff Mowers will be given an annual honorarium/lot mowed. Will be discussed and amount decided then managed by the Committee.

Moved: David Bruce

Seconded: Mike Speers

Passed/Annual Honorarium Adopted

6. OLD BUSINESS

- Sloping Cement path at top of beach stairs – Ron Watts finished this job.
- Memorial Wall – cancelling this project – This is on the website under [Memorial Celebration of Life – Crystal Water Beach](#)
- Roads were completed by Brian Calder – upon inspection they may be not what we wanted. Checking with Brian – Gary Morrison checked with Brian Calder and decision was to look at the drains before redoing any road work.
- Beach Stairs – need someone to investigate this. Believe some of the under pinnings are loose and need replacing or adding screws. Donn Aven has fixed the stairs.
- Bench in front of Landahls – was moved

7. NEW BUSINESS

- Budget 2022 – 2023

Dues \$100.00

- Dues – by e-transfers

- i. To set up an e-transfer you will need to use the following new e-mail, and incorporate the question and answer in your on-line banking.
- ii. **Email:** [CWB100@eastlink.ca](mailto:CWB100@eastlink.ca)  
**Question: Where is CWB located**  
**Answer: Ptbob**  
**Or Ptbob1 if Ptbob does not work**

Please pay your dues by the end of July – middle of August. Drop off cheques to Barb Aven - 1973 Holiday Lane

- Drains on the West side of Crystal Water Beach Property (Jim Ramsay & Donn Aven)
  - i. Need to check with owners that they agree we can put a drain down their property.
  - ii. Suggest we review in Fall when we have had a big rain event.
  - iii. Donn Aven willing to strike a committee to investigate this.
  - iv. Owners on West Side south of Waters Road please monitor your drainage areas.
  - v. North of Waters Road is County maintenance.
  - vi. Recommendations to follow from a committee.
- Motion: To form a sub-committee to identify issues and options and make resolutions to solve the drains issue.

Moved: Donn Aven

Seconded: Nancy Poirier

Passed/Sub Committee formation approved

- Brush on Reserve “A” - We are due for another trim – get hold of an arborist cost approx. \$4,500.00 US. Still looking into recruiting an arborist for this job by meeting time.
- Gabions – the bluff erosion Discussion concerning regular proactive maintenance on protecting the beachside bluff/cliff. A committee was set up to investigate gabions as a measure to protect the bluff erosion. Committee: Ron Watts, Dave McKenzie, and Cam Scott. Although we cannot afford all the gabions along the bottom bank we are proposing that we purchase 6. Cost approx. \$1,200.00

Six gabions have been purchased. Two are located at the bottom of the beach stairs. Please add rocks to the gabions whenever you are on the beach

- Speed on Crystal Beach Road: Reminder to slow down, many children at play. Observe all stop signs, especially Crystal Beach Road and Waters Road Intersection. Remind your guests as well.
- PRTPA – Harvey Delaney Mainly in maintenance mode, reviewing issues affecting residents. Their AGM is coming up on July 21<sup>st</sup> if interested.
- Dave Bruce has offered to work towards recording the History of the CWB Community Association. If you have stories, please let Dave know.

- Ditches: Discussion re maintenance due to overgrowth.
  - i. If excavation needed is approval needed from Committee?
  - ii. Costs covered by whom?  
 Suggestion is to maintain your own properties including Reserve A. If extensive excavation is required, the owner should advise the committee. Simple conversion to a culvert is the responsibility of the owner. Historically, owners of properties in Reserve A have excavated and completed the installation of a culvert at their own cost. Continue discussion of general drainage in community.

**8. Other Business:**

- Tree trimming; (Nancy Poirier)
  - i. Barb Aven will ask Neal Aven to meet with Chuck to review.
  - ii. Continued research to find someone to trim brush all along Reserve A. If you know of anyone, please contact the committee.
  - iii. Reminder to property owners to please keep trees trimmed on your property as this impacts residents north of Waters Road. A reminder will be issued of height restrictions from our Covenant.
  
- Owners to the East of CWB: Owners in that area have chosen to close this area due to dog droppings and too many people crossing in front of their properties. We will have to respect this for now but will investigate some sort of Reciprocal Access.

Motion: Committee will explore reciprocal access with the beach cabin owners and return to Committee before any agreements are reached.

Moved: Gary Morrison

Seconded: Donna Brackman

Passed/Outreach to beach cabin owners approved

- Reminder: Dogs on leashes from 10-4 daily, including on the sandbars

**9. Crystal Water Beach Days**

- Picnic - Saturday July 30, 2022
- Children’s Races – Saturday July 30, 2022 11:30 am need volunteers. Morgan McConville has offered to help. Please send message to Katrina Watts, Mary, or Morgan McConville if you can help.
- Sandcastle Contest – Sunday July 31, 2022. 1:30 pm – 2:30 pm Kathy McGrenera. Return trophies to Kathy (671 Sylvia Drive)
- Graham Brewster will be the Bingo Caller.

**10. Elections**

Members staying for 2022-2023

For year 1 of their 2 year term	For year 2 of their 2 year term
Barb Aven	Heather Bruce

Christine Day Gary Morrison Katrina Watts David Bruce Warren Groom Barb Messenger	
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Request made for two more additional committee members.

Motion: To continue Committee Member above.

Moved: Karl Gregg

Second: Mary McConville

Meeting adjourned

Moved: By Karl Gregg 12:32 pm

Following the meeting a community member who could not attend recorded an email objection (in absentia) to Christine Day being re-elected to the board.