

**Crystal Water Beach Community Association**

**Annual General Meeting**

**Saturday, July 6, 2024 10:00 am**

**Brackman/ Moir Yard**

**1991 East Waldron Place**

**Minutes**

Call to Order 10:21

Chaired by: David Bruce

Committee members in attendance: David Bruce, Greg Sambrook, Devon Kennedy, Warren Groom, Barb Messenger, Annemarie Corrigan, Katrina Watts.

Committee members absent: Barb Aven

Opening Remarks: Our thanks again to the Moirs and Brackmans for providing the space to hold this meeting. Thanks all for coming and participating in our community. Mutual support is the answer to a successful community

A reminder that voting rights are open to those who have paid dues.

There are no new residents to welcome this year.

We are sad to say we have lost members of the community. Susan Ranta, Jamie Ranta and Gordon Gibson. We will miss their contributions, and their personalities around the community.

**1. Adoption of Agenda**

Moved: Mary McConville

Seconded: Jane Baynham

Passed/ Agenda adopted

2. **Adoption of 2023-24 minutes** as circulated by email and posted on the website.

Moved: Derek Laurillard

Seconded: Deidre Gregg

Passed/Minutes adopted.

### 3. **Financial Statement 2023-2024**

Neal Aven (on behalf of Barb Aven) reviewed Financial Statement/discussion of expenses.

It was noted that we were able to get the raft in and out of the water for considerably less than budgeted. Thanks to Dan Watts for transportation and efforts on this. No cost for storage thanks to the Avens.

Motion to accept financial statement

Moved: Cam Scott

Seconded: Judy Ramsay

Passed/Financial Statement Adopted

### 4. **Old Business**

a) Stairs – Ron Watts has done a stellar job, reviewing, overlooking and reporting. The stairs are wearing and over boards are in need of repair. Ron indicated the under structure is in reasonable shape. \$2400 will be required for materials to repair the over boards, that is not including labour. Contracting this out is very expensive, therefore it is better to do ourselves, and a work party of a few who have carpentry skills will be needed. More information to come on this closer to the fall.

b) Gabions – The winter did result in some soil slippage on the bluff in front of the Delf cottage. One proposal for maintaining is the placement of gabions along the beach and filling them gradually. We currently have some unused gabions and will budget for additional.

c) Raft: costs and storage – placement, removal and storage all done at low cost thanks to the efforts of Dan Watts and the Avens.

d) Bluff Report – A Bluff Preservation Committee has been started with Warren Groome as the chair. Warren reported that the committee is reviewing opportunities to control the slippage and will send a report out at the end of the summer with the committee findings. Pictures have been kept for comparison to future. We had budgeted \$4,000 for vegetation purchases/ work last year and did not spend it. We have identified \$2,000 of the \$4,000 for the Preservation Committee work and \$2,000 remains in budget for vegetation.

e) Roads – the pot holes remain problematic on Robert Drive. Efforts to retain a company to do the work proved difficult, it has been hard to find a company available. Warren has offered to do a short term repair for the summer and we will continue to search for a suitable company to repair more longer term.

f) Drains – on the east side of the bluff there remains a drain that is failing. The drain on Sylvia and Holiday Lane requires some work We are looking for solutions. All other drains seem to be working well (even through significant winter storms). The drains are carrying water to the bluff. It was clarified this includes drains starting at Crystal Beach Road and APA.

g) Fence Repair – as we do own the roads below Waters Road, the fence requiring repair is our responsibility and will be repaired, thereby discouraging traffic from Waters Platt.

## **5. New Business:**

a) Budget 2024-25 – Dave Bruce (on behalf of Barb Aven) reviewed the budget. Dave explained that 2 budgets have been prepared, one holding the dues at \$100 per year and one assuming an increase to \$150 per year. There are anticipated costs go forward with drains, stairs and roads and an increase is seen as necessary to ensure a reserve / contingency for these anticipated costs. There was considerable discussion ranging from holding the dues at \$100, raising to \$150, or \$125 or \$200.

b) Dues

Motion to maintain dues at \$100

Moved: Rae Leslie

Secunder: Ron Watts

Defeated

Motion to raise by \$50 to \$150. It was discussed that raising to \$200 all at once may be too significant and it may be more difficult to collect the dues at that level. It was suggested that \$150 was reasonable, and would serve to at least maintain the current reserve amount. We need to be proactive.

Moved: Howard Mickleson

Seconded: Heather Bruce

Passed/ adopted

c) Dues by etransfer:

Katrina explained that members should send their e-transfer to [treasurer@crystalwaterbeach.com](mailto:treasurer@crystalwaterbeach.com). This will deposit automatically and save treasurer, Barb Aven considerable time. Cheques are still accepted also. Neal requested that members include in the memo area of e transfer "2024 dues" as well as their address.

## 6. Notices

a) Speed – things have improved, people are driving slower. Thank you and please continue to remind others to keep to the speed limit.

b) Dogs – an alert to dog owners to pay attention to the website for The American Centre for Disease Control, possibly as of August 1, owners may need to provide proof of vaccination etc. Harvey, our voice at the Point Roberts Taxpayers Association advises further discussion is occurring on this issue.

Regarding the issue of roaming dogs and resulting mess left, a reminder dogs need to be leashed or in fenced yard. At beach need to be leashed between 11 am and 5 pm owners must clean up after their pets. It was also noted that continuous barking of dogs needs to be controlled, be respectful of your neighbours.

c) Fires - not allowed on the beach. There is also a burn ban in effect. You can however still have a fire in a propane fire pit and permits are free. Please be respectful of neighbours and where possible limit large yard burning on weekends (especially long weekends) where smoke can go to neighbouring yards.

d) PRTPA:.

Harvey Delaney advises that it is worthwhile for us to continue to participate and he will continue to attend these meetings.

Last year's Bluff party after hours - there were people smoking and leaving butts on ground. The after bluff party also resulted in a mess, beer cans and worse. Please be responsible and remind your guests not to party on the bluff or on private property. Be respectful.

Please advise your guests

e) Work Party: Stairs – more info to come in the fall.

## **7. Crystal Water Beach Days**

Picnic: August 3, 2024, 5:30 pm Bingo to follow

Children's Races: August 3, 2024, 10:00 am on the Bluff. Morgan has agreed to coordinate again.

Sandcastle Contest: Sunday August 4, 2024, on Sandbar. Kathy and Charlotte will coordinate. Low tide is at noon, so contest will be from 10:00 a.m. to noon.

## **8. Elections**

4 members in year 2, 3 open positions: (Barb Aven is offering to stay as Treasurer, and Warren Groome offering to stay) so 2 openings.

Directors Staying on 2nd year:

Devon Kennedy, Annemarie Corrigan, Greg Sambrook.

Directors leaving

Dave Bruce, Katrina Watts, Barb Messenger - thanks to them.

Peter Bell nominated Rae Leslie

Seconded : Mary McConville

Passed/adopted

Fred nominated Kathy McGrenera

Seconded: Barb Laurillard

Passed/ adopted

Nominees, declared: Rae Leslie and Kathy McGreenera

Thank you to Nicola Poskitt who prepares the newsletter. Thank you to Christina Watts who manages the website. Both excellent! Thank you to all people in the community who do various things on a volunteer basis, including cutting lawns and weeding at corners etc.

**9. A motion to adjourn meeting**

Moved: Donna Brackman

Seconded: Barb Laurillard

Adjournment at 11:15 a.m.