

DRAFT

DENMAN COMMUNITY LAND TRUST ASSOCIATION (DCLTA)

ANNUAL GENERAL MEETING

August 16, 2020

Market Day Field

22 people in attendance

1. Jean Cockburn (Facilitator) called the meeting to order at 2PM and recognized that the meeting is taking place on the unceded territory of the original inhabitants of these lands. She acknowledged Board Members: Bonnie Adams, Joanne Graham, Nancy Hoyano, Guy Marion and Harlene Holm. She also acknowledged Doug Olstead.

2. Agenda:

MOTION to approve the agenda was made by Jane Lighthall and seconded by Louise Bell.

3. Minutes of 2019 AGM were read by Nancy Hoyano.

MOTION to accept minutes was made by Bill Engleson and seconded by Donna Millen.

Correction to minutes was made by Harlene Holm: reference to "Union Bay Credit Union" should be replaced with "Coastal Community Credit Union."

CARRIED unanimously.

4. Treasurer's Report by Guy Marion was attached to the July 31, 2020 email Notice of AGM and is attached to these minutes along with financial statements for 2019 and for 2020 to July 29th.
(see attachment #1)

Guy reported that as of August 16, the Acquisition Fund total is \$101,250. He outlined 2020 anticipated costs:

- a) Application to MOTI for strata subdivision — \$700; and Islands Trust review — \$1,100
- b) Islands Trust Covenant — \$4,650, possibly more if revisions are made
- c) Lane section is now on Bev's property — there may be a completion fee
- d) Status of owner's 40' drilled well — no clarity about what MOTI will require or if Trust staff will add requirements — cost estimate for a well test and report \$2,200
- e) Owner's septic field — may not be up to current code and may require replacement depending on inspection — cost estimate \$12,000-\$15,000; Future discussions with Bev may include cost-sharing or other arrangements if new septic required.

Guy noted that the CVRD Grant-in-Aid would pay for survey for strata subdivision.

MOTION to accept the Treasurer's Report made by Louise Bell and seconded by Harlene Holm.

Question from Bill Engleson about who would pay for new septic field. Guy responded that discussions with Bev would take place.

CARRIED unanimously.

5. Directors' Report by Harlene Holm was attached to the July 31, 2020 Notice of AGM and is attached to these minutes. *(see attachment #2)*

Harlene noted that DCLTA now has sufficient funds to purchase Bev's property. She described the anticipated clauses in the required Islands Trust covenant:

- a) compliance with energy guide
- b) buffer required by ALC within 3m setback from neighbouring ALR land with addition of fencing and vegetation
- c) data logger installed in well — for use by Trust Freshwater Specialist.

She noted that actual wording and cost of covenant is forthcoming and may be more acceptable. She expressed concern that should DCLTA not prepay and sign the covenant agreement provided, the Islands Trust bylaws for the project may not proceed.

Referring attendees to the water display canopy, Harlene spoke briefly about Guy's two years of drilled and dug well water level monitoring to establish a baseline for when water use begins. She also briefly described John Millen's water system design for the project featuring gravity feed during power outages, rainwater collection for the toilet purple pipe system (separate from domestic use) and the dug well backup for when the rains let up.

Referring attendees to the unit design and site plan canopy, Harlene briefly discussed the unresolved staff issue regarding setback; if increase in setbacks is required, there are implications to project design. Harlene encouraged the membership to attend the Sept 8th LTC meeting where hopefully these issues will be resolved.

MOTION to accept Directors' Report made by Asherah Woodburn and seconded by Bonnie Adams.

Question from Jane Lighthall about source of funds for construction. Harlene described problems with BC Housing in terms of who takes project lead re design, operation, etc. CMHC may be a possible source in cooperation with Union Bay Credit Union. Guy reported about the unfeasibility of a mortgage and referenced Hornby Elder Housing's advice against taking out a mortgage. Harlene noted that DCLTA is revising its business plan.

Question from John Kirk regarding what age residents will need to be to live at Pepper Lane. Doug Olstead reported that a housing agreement will be attached to the property's title; at least one person in a unit must be 65+.

Question from Jane Lighthall about why the project will be called "Pepper Lane." Harlene recounted the history of the property, which included reference to the Pepper family.

Question from Asherah about whether one can just walk on the property now to view it. Harlene noted that one cannot do that as the property is currently privately owned.

CARRIED unanimously.

6. Election: Bonnie Adams and Joanne Graham are stepping down. Harlene Holm, Guy Marion and Nancy Hoyano will serve the second year of their 2-year terms. Slate of new directors was voted in by acclamation: John Mather, Graham Brazier, Stephanie Slater, Chris Wardman.

7. Funding and grants — brainstorm session

Given heat of the day, it was agreed that meeting would forego in-person brainstorm and that people would submit their ideas electronically. Jane Lighthall's \$300 Grapevine challenge was acknowledged as a tremendous success.

Jane Lighthall congratulated Harlene and the Board for their transparent communication with the community.

MOTION to Adjourn made by John Kirk.

ADJOURNMENT: 2:56PM

Notetaker: Patti Willis