

**DCLTA Minutes of March 21, 2021 *DRAFT***  
**Special Interim meeting.**

In attendance: Doug Olstead, Stephanie Slater, Virginia MacCuspig, Nancy Hoyano, John Mather, Chris Wardman, Sue Hammell, Brad Hornick, Paul Beauchemin.

The Trust planner needs information from DCLTA in the next week or so on 2 issues that need to be dealt with in the Restrictive Covenant and Housing Agreement:

1) Fencing with our southerly neighbours (excluding along the lane).

The neighbors presented a letter to the Public Hearing requesting a fencing/vegetation buffer along the border when the properties adjoin. It is approximately 200 feet on either side of the laneway, total 400 feet. Would be required upon construction.

Doug and Stephanie reported on discussions with Sheldon Rempel and Donna Wooley that they are concerned about being subjected to noise complaints by the tenants of Pepper Lane. Stephanie also reported that Donna and Sheldon would like to see a privacy barrier at the property line due to the campers the Guest House hosts in the summer. They indicated they would be satisfied with a hedge, even though that does not offer much noise mitigation.

Discussion: The preference of board members is for hedging - cedar, juniper, laurel were suggestions. The cost would be approximately \$3,000. It may not provide much of a noise barrier but it would provide visual privacy for both our tenants and neighbors. There is a noise by-law requiring quiet after 10 pm. Would be a neighborly thing to do, since we have changed the zoning and will add 8 units.

**Task: Brad and Paul** to talk with neighbors before March 29<sup>th</sup> about a solution, and that a hedge would be our preference.

2) Housing Agreement/ tenancy selection process.

At the Public Hearing someone raised the question of aging in place.

Discussion: The board supports the concept of aging in place, no tenant will be required to leave due to health issues provided that any needed support is arranged by them or their family. Concerns were raised about having any technicalities or specifics about aging in place in the housing agreement or tenancy selection process.

The preference of the board is:

1<sup>st</sup>. That the tenancy selection document be separated from the Housing agreement.

2<sup>nd</sup>. If the tenancy selection document can't be removed that there be an amendability clause. If that is not acceptable then:

3<sup>rd</sup>. Include phrasing along the line -

Tenants will be entitled to age in place provided they arrange for any medical or other personal assistance they require.

3) Bev Severn would like the right to buy back the property for \$100,000 if we fail to develop it or want to sell to another organization that has different development plans that she doesn't approve of. Note: the rezoning requirements tie down what can be done fairly tightly.

**Motion** to offer Bev first refusal and to sell her back the property for \$100,000 if the Pepper Lane project doesn't go forward and remains in a bare land state. Moved by Doug Olstead. Passed unanimously.

Note: It needs to be pointed out to Bev that this expenditure is subject to the approval of the members of the association.

4) Debbie Frketich is interested in joining the board.

**Motion** to appoint Debbie Frketich to the board. Moved by Sue Hammell, passed unanamosly.

5) DCLTA By-laws

The bylaws require that increases to the size of the board need to be approved at a general meeting (Bylaw 25-2). That means that the addition of three positions since the last AGM will need to be approved by the membership.

We need to plan for an AGM soon. Bring Forward.

Adjourned