

Crystal Water Beach Community Association

Annual General Meeting

July 11th 2009

1991 East Waldron Place – 10:00 pm

1. **Opening remarks** – The CWB AGM was called to order by President Dave McKenzie at 10:05 am. Dave introduced all the directors that were present at the meeting and mentioned new members to our community – Sean and Julie Culbert. Dave also thanked everyone who has done work on the common areas around the community.
2. **Adoption of the Minutes for 2008 AGM** – moved by Karl Gregg, seconded by Neil Menzies that the minutes of the 2008 AGM be adopted as corrected. **Carried**
3. **Financial Statement** – see attached
Moved by Mike Speers and seconded by Donna Brackman that the financial statement be accept as presented. **Carried**
4. **Community Reminders** –see list in new booklet. Dave reviewed the community reminders and asked that all cabin owners post them in their cabins for all to see. Karl Gregg asked that a work party clear a pile of rubbish on Crystal Dr near their property.
5. **Old Business** –
 - 5.1 **Roads** –A work party in May completed the last of the roads to be resurfaced. Many thanks to Ed McNeilly for organizing the materials and equipment for the road work parties.
 - 5.2 **Dust suppressant** – there are several problem areas for dust. Bags will be handed out to property owners and it can be applied as needed. Karl Gregg offered his large barrel to mix the suppressant and Ron Watts will write up the formula for the correct mixture for application.
Nancy Poirier asked why we could not pave our private roads as has been done at Maple Beach. Don Rathborne referred to a report done several years ago which set out the costs for paving the common roads. Dave suggested that Nancy review the report and do further research.
 - 5.3 **The new raft** has been launched on the west side of the rocks where there is a sandy area. Many thanks to Ron Watts for construction the raft. Thanks to Jim Bedard for supplying the chain for the raft.
 - 5.4 **May work party.** – thanks to all who turned out to this event.
 - 5.5 **Drains** – the ditch in front of the Ranta and McKenzie cabins to be completed in the fall. Jim Bedard from Saturna Dr. mentioned that they have a wet area on Saturna Dr and asked if there was anything that the community could do. Don Rathborne offered to show Jim what was done on Waldron Dr as they had the same problem.
 - 5.6 **Signs** – Still to be done are the signs at Waters Rd. and Robert Dr. – “no beach access” and a speed limit sign on Crystal Drive. Cabin owners are asked to remind their family and friends to drive slow on ALL roads at Crystal Water Beach.
 - 5.7 **Gabions** – there are 3 more to be installed on the beach. A work party is scheduled for August 8th at 10:00am.
 - 5.8 **Liability Insurance.** – Ed McNeilly spoke on the importance of getting third party liability insurance on the common area and reserve “A”. Don

Rathborne did a title search on his property and he said that his insurance company said if the common area is on title then liability is covered by your house insurance.

5.9 Unauthorized building on the common area – Reserve "A".

A phone call about this structure was made to the owners in the fall and a letter requesting the removal of the structure was sent in May 2009. A lengthy discussion followed on this topic. Many suggestions were brought forward as to what should be done including legal action. The community felt that before any formal process be initiated that a more direct and community spirited approach be taken.

Moved by Karl Gregg and seconded by Nancy Poirier that we take a 2 step approach to this issue –

1. several community members talk to the offending parties and explain our concerns.
2. a work party will be formed to remove the structure from the bluff.

Carried - unanimous

Volunteers were called for to attend the meeting with the offending party.

They are Karl, Bob, Nancy, Allan Dave, Ben, Ed, Anita and Liz. This meeting will take place right after the AGM.

6 New Business –

6.1 Budget – a budget for 2009 – 2010 was presented to the meeting (see attached). Don Rathborne spoke to why the dues should remain at \$100.00 CDN with \$94.00 to Crystal Water Beach Community Association and \$6.00 to the Point Robert TaxPayers Association. Moved by Don Rathborne and seconded by Karl Gregg that the dues for 2009 – 2010 be \$100.00 CDN funds.

Carried

Cheques for dues should be made payable to Crystal Water Beach Community Association. Canadian funds are preferred as the bank has a service fee for US cheques. Dues can be dropped off at 1973 Holiday Lane before August 31st 2009.

6.2 Information Pamphlet – at the suggestion of Ben Slager the Directors decided to make an information booklet for all new property owners at Crystal Water Beach. Katrina Watts offered to make up the booklet. It looked so good that it was decided the all new property owners and paid CWB members should receive a copy. Thanks to Katrina and Ron Watts for all the work they put in on the pamphlet.

6.3 Taxpayers Association – Brian Brackman has volunteered to be our representative at the PRTA meetings and report back to the Directors.

6.4 Crystal Water Beach Day – **Sat August 1st 2009**. Volunteers are needed for the following positions:

- bingo callers –
- pickup for tables –
- PA system – Karl Gregg
- Coffee – Barb Aven
- Children's races –
- Sandcastle contest – **Monday August 3rd** at 10:00am. Katrina Watts and Brenda Delf to supervise.

6.5 Comments from the floor –

- Moved by Janet Bigelow and seconded by Karl Gregg that the Association membership approve the actions of the Directors and indemnify them. **Carried.**
- Reminder that ALL garbage must be taken to the dump. The fee is \$.13 per pound with \$5.00 minimum charge. The only things that can be burned in a fireplace are vegetation and wood.
- Donna Brackman requested that a letter be sent to the Atwaters re: the hedge on Waters Road.
- Judy Reitenback thanked the Directors for all the work they do.

7. Elections –

7.1 Standing for re-election – moved by Phil King and seconded by Ron Tully that Barb Aven and Ed McNeilly be returned as Directors for 2009 – 2010. **Carried**

7.2 Completeing their 2nd year as Directors –

1. Dave McKenzie
2. Derek Laurillard
3. Ken Tully
4. Ben Slager

7.3 Nominations for 2 new Directors – Moved by Neil Menzies and seconded by Ed Mc Neilly that Mike Speers and Charlotte Goelz be added as Directors.

Moved by Neil Menzies that the meeting be adjourned.

Crystal Water Beach Association
Statement of Earnings
year ending June 30 2009

	2008-2009	2007 - 2008
Revenue		
Dues	\$ 7,136.51	\$ 6,286.90
Past dues	\$ 1,022.65	\$ 20.00
Pt Robert Taxpayers	\$ 408.00	\$ 396.00
GIC Interest		
Bank Interest	\$ 9.16	\$ 5.60
Bingo	\$ 117.47	\$ 288.40
GIC redeemed		
Gabions		\$ 800.00
	\$ 8,693.79	\$ 7,796.90
Expenses		
Pt Roberts Taxpayers 2008-2009	\$ 408.00	\$ 396.00
Bluff Party		\$ 302.05
races	\$ 30.83	
sandcastle	\$ 70.00	
picnic	\$ 32.00	
bingo cards		
Drains		
Roads		
dust suppressant	\$ 294.00	\$ 436.18
roads	\$ 1,425.24	\$ 1,403.49
food		
Beach maintainance		
gabions	\$ 269.92	
stairs	\$ 228.85	
plants		
Tide taxes	\$ 73.00	
Mailbox repairs		
Thank yous	\$ 63.28	
Raft	\$ 698.50	
misc	\$ 213.30	
Administration		\$ 184.08
minutes	\$ 35.52	
website	\$ 94.80	
trees	\$ 150.00	\$ 100.00
	\$ 4,087.24	\$ 2,821.80
Net Income for year	\$ 4,606.55	\$ 4,975.10
Cash balance at beginning of year	\$ 12,377.60	\$ 7,402.50
Cash at end of year	\$ 16,984.15	\$ 12,377.60
Cash balance		
Bank balance - June 25 2008	\$ 18,490.89	\$ 12,773.60
o/s checks	\$ 1,506.74	\$ 396.00
	\$ 16,984.15	\$ 12,377.60

PETTY CASH

opening balance June 2006

Revenue

dues
bingo

Expenses

Secretary of state
Dump - bingo
Tideland taxes
stamps

Balance

**CRYSTAL WATER BEACH COMMUNITY ASSOCIATION
PROPOSED BUDGET 2009 - 2010**

INCOME:							
	Dues - 80 x \$94.00		\$	7,520.00			
	PRTA - 80 x \$6.00		\$	480.00			
	Interest		\$	5.00			
	Bingo		\$	125.00			
			\$	8,130.00		\$	8,130.00
EXPENSES:							
	PRTA		\$	480.00			
	website		\$	100.00			
	Races/sandcastles/bingo		\$	125.00			
	PA for Bingo		\$	100.00			
	Tideland taxes		\$	75.00			
	Administration		\$	100.00			
			\$	980.00	\$	980.00	
Maintenance expenses							
	trees		\$	500.00			
	roads - dust		\$	500.00			
	stairs		\$	500.00			
	drains		\$	1,000.00			
	gabions		\$	300.00			
	signs		\$	200.00			
	legal expenses		\$	2,500.00			
	sundry		\$	500.00			
			\$	6,000.00	\$	6,000.00	
					\$	6,980.00	-\$ 6,980.00
				Surplus		\$	1,150.00