CORCAN-MEADOWOOD RESIDENTS' ASSOCIATION

Minutes of the 7th Annual General Meeting

Held Saturday, October 1st, 2016

At the Lion's Club Community Hall, 240 Lion's Way, Qualicum Bay, B.C.

Attendance: Tim Peligren, Alf Jablonski, Bob Donald, Elaine Peligren, Annie Donald, Dwayne Miller and

Allyson Wight

Absent: Gerry Anderson

Special Guest: Jim Buchanan, Engineer, J.A. Anderson & Associates

Meeting Called to Order: at 10:05 a.m.

Approval of Agenda: Motion made by Elaine Peligren, seconded by Bill Hoverman, to approve the agenda.

Elaine Peligren made motion to amend the Agenda for Item #10 to add "Motion to Amend
Bylaw to extend Director's Terms in Office from 1 year to 2 years", seconded by Alf Jablonski,
Carried.

Approval of Minutes from the 6th Annual General Meeting of Sept. 26th, 2015:

Motion made by Elaine Peligren, seconded by Ozzie Jimmo, to approve minutes from the 6th Annual General Meeting, Carried.

<u>President's Report:</u> Elaine Peligren, President, gave opening remarks followed by her Report as per attached Exhibit "A".

Presentation on Proposed Highway Access: Elaine Peligren introduced Jim Buchanan, Engineer with J.A. Anderson & Associates to present the various Engineer Drawings for proposed Highway Access. Mr. Buchanan had prepared drawings for three proposals, two of which likely may not be approved by government. Thus, he concentrated on the main diagrams which might be favourable and acceptable. This initial proposal entailed a two phase plan whereby access and exit pattern on the north-east side only was suggested as the first phase. This could allow exit from Nanaimo and entrance to Courtenay (off & on access for all 'up-Island' traffic). Phase 2 of this process could be entertained at some point in future as dollars and access feasibility would permit, for the south-west highway accessibility. Several questions were posed, which Mr. Buchanan was unable to respond to. Therefore it was suggested a motion be put forth to find out what, if anything, might be acceptable by government. Elaine Peligren made the following motion that: "C.M.R.A. take the drawings to the Ministry of Transportation & Infrastructure for their consideration & to find out if they will accept the proposed drawings"; seconded by Thomas Ivanore; Carried (5 Opposed, 0 Abstained). Communication in writing will be sent to all residents in the Corcan-Meadowood corridor/area on the results of the consultations with government.

<u>Treasurer's Report:</u> As Diane Anderson, Treasurer, has recently tendered her resignation from the Board in September, 2016, Elaine Peligren presented the Treasurer's Report. Bank Account balances as of August 31st, 2016 are as follows:

General Account: \$10,148.79 Highway Account: \$31,215.11

Income Statements & Comparative Balance Sheets are attached as per Exhibit "B" for both accounts up to and including August 31st, 2016 (year-end for Corcan-Meadowood Residents' Association).

- Approval of the 2016-2017 Annual Membership Fee: Motion was made by Elaine Peligren, seconded by Ozzie Jimmo, to maintain the 2016-2017 Annual Membership Fee the same as the previous year at \$20.00 per household, Carried.
- Presentation on the Meadowood Community Park and Proposed Community Hall Alf Jablonski

 Kindly refer to Meadowood Community Park & Hall Exhibit "C" attached.

 Discussion ensued regarding the Community Hall with queries on the process. Resident, Chris Burger who is very proficiently versed in the workings of municipalities on these matters explained in detail how the process works, how variables are worked out between different government stakeholders and departments, and the resultant conclusions/decisions reached. In this community, we are at the beginning stages of development in establishing our "Village Community". Our community growth is inevitable with new development steadily progressing. At the moment the R.D.N. is in process of reviewing a potential modified site or location for the Community Hall within the community centre area of the Parks grounds and/or adjacent school property. Meanwhile, we await the outcome of this review.
- Bylaw Amendment to Extend Length of Directors' Terms of Office:

 Directors and Board Members of the Corcan-Meadowood Residents' Association is one year. In order to alleviate the need to hold full elections for all elected representatives each year, and maintain continuity with alternate year staggered terms, it was recommended we change the terms of office to two year and three year terms. Ursula Funke made a motion to amend the Bylaw # 26 (1) to extend length of term in office for Directors of the Corcan-Meadowood Residents' Association Society, from one year terms to a staggered or alternating system of two years and/or three years consecutively; seconded by Heidi Hunter, Carried (with 0 opposed, 2 abstained). Thus, the following amendment will be registered with the Societies Act of B.C.:

Bylaw Section 26 (1) (a) Directors may hold office for a period not exceeding two years or three years, on an alternating or staggered length of term system.

(b) The directors must retire from office at the conclusion of their term in office, at the next annual general meeting when their successors are elected.

Election of Directors: With the resignation of our Treasurer, Diane Anderson, from the Board, we have one vacancy on our Board of Directors. All other Directors have agreed to stay for another term, unless successors are elected to replace them. Therefore, the floor was opened for nominations for members to stand for election to the Board of Directors. All registered members have an opportunity to come forward to stand for election, or nominate another registered member to stand for election. The first call for anyone wishing to stand

for election was made. Ozzie Jimmo nominated Chris Burger to stand for election. Chris Burger accepted the nomination to stand. The second call for anyone wishing to stand for election was made. The third and final call for anyone wishing to stand for election was made. There being no-one else come forward, Chris Burger was elected by acclamation, as were all the remaining Directors from the previous year re-elected by acclamation. Elaine Peligren welcomed Chris Burger as a new Board Director.

<u>Closing Remarks:</u> Elaine Peligren thanked everyone for attending the meeting and welcomed questions or comments from the floor.

Several folks expressed huge concerns about the high rate of speeders on our community area roadways, which is an extreme risk to other motorists, pedestrians and animals in this rural area. Requests for more signage, improved visibility on dangerous curves and adherence to the speed limits were at the top of priorities and of dire concern to everyone. Another issue with the School Buses indicated they are designated to stop only in specific, pre-designated spots. Some of these stops are in dangerous places where children must walk in high risk circumstances to get to these bus stops and/or wait there. This puts our youngsters in profound danger.

Recommendations were made to send written communications to the Dept. of Highways & Maintenance to list all our concerns in writing, including the dangerous situations of some of our roadways. In certain circumstances, we need to request the Director of Highways to obtain proper Right-aways to be able to widen and improve some very narrow areas, due to the safety concerns.

Elaine Peligren assured residents that our Board will take all of the concerns under consideration to pursue avenues towards amenable solutions to these matters. We all live in a vibrant community and appreciate we all need to do our part to ensure it's a safe environment for our families and neighbours.

There was also "thanks" expressed to our Board of Directors members for all the hard work given back to the community. This was gratifying to hear and much appreciated.

<u>Adjournment:</u> Elaine Peligren moved to adjourn the Meeting at 11:10 a.m., seconded by Ozzie Jimmo, Carried.

Corcan – Meadowood Residents Association

President's Report for the 7th Annual General Meeting - October 1st, 2016

Welcome to the 7th Annual General Meeting of the Corcan-Meadowood Residents Association.

I would like to thank the eight other volunteers, the board members that have been working on your behalf over the last year. Gerry Anderson, Diane Anderson, Bob Donald, Annie Donald, Alf Jablonski, Dwayne Miller, Allyson Wight & Tim Peligren. We raise funds to help with local projects as well as hosting two annual events- Canada Day and Halloween-Corcarnival Scary Walk that we have been doing for the last few years.

I would also like to thank Jim Buchanan of J.E. Anderson Engineering, for coming out today.

We run fundraisers; attend numerous meetings with the RDN staff for the Park, Community Centre and Emergency Preparedness as well as meetings with the Ministry of Transportation & Infrastructure, and Engineers for the Highway access design. In addition, all of us work tirelessly to organize the two annual events each year at the Meadowood Community Park.

We would also like to extend our thanks to the following:

Our MLA Representative, Scott Fraser, for his on-going continued support;

To the Dashwood Volunteer Fire Department for their support and all their efforts in keeping our community safe;

To the Regional District of Nanaimo, Area Directors and Staff members, with whom we have worked over the years to bring improvements to our community;

To Chris and Steffany Burger who continue to be a big support to our community;

To the Little Qualicum Village Volunteers and numerous other people outside the village gates that are always there to lend a hand and to help at our community events.

Announcement:

Our next community event will be held on Halloween, Monday, October 31st. We are looking for volunteers to help with this event and there is a sign-up sheet at the front door if any of you are interested in helping. We truly appreciate any and all help & assistance we receive from the overall community.

Our sincere thanks!

CMRA Corcan Meadowood Comparative Balance Sheet

rinted On: 30/09/2016

As at 31/08/2016 As at 31/08/2015 ISSET **Current Assets** 0.00 0.00 Cash to be deposited 0.00 Cash Draws 0.00 Petty Cash 0.00 0.00 0.00 0.00 highway donations held in trust 0.00 0.00 Savings Bank Account 0.00 Chequing Bank Account 0.00 6,846.36 10,148.79 CCCU Operating Account - Chequing 0.00 Foreign Currency Bank 0.00 6,846.36 10,148.79 Total Cash 0.00 0.00 Total Credit Card Receivables 0.00 0.00 Investments 0.00 0.00 Total Receivable Purchase Prepayments 0.00 0.00 0.00 0.00 Prepaid Expenses 0.00 0.00 Park equipment 10,148.79 6.846.36 **Total Current Assets Inventory Assets** 0.00 Inventory A 0.00 0.00 0.00 Inventory B 0.00 0.00 Inventory C 0.00 0.00 **Total Inventory Assets Capital Assets** 0.00 0.00 Leasehold Improvements 67.20 67.20 Net - Furniture & Equipment Net - Vehicle 0.00 0.00 0.00 0.00 Net - Building 0.00 0.00 Land 67.20 67.20 **Total Capital Assets** 0.00 0.00 **Total Other Non-Current Assets** 10.215.99 6,913.56 OTAL ASSET JABILITY **Current Liabilities** 0.00 0.00 Accounts Payable 0.00 0.00 Import Duty Clearing 0.00 0.00 Bank Loan - Current Portion 0.00 Bank Advances 0.00 Total Credit Card Payables 0.00 0.00 0.00 0.00 Corporate Taxes payable 0.00 0.00 Vacation payable 0.00 Total Receiver General 0.00 0.00 0.00 WCB Payable 0.00 0.00 User-Defined Expense 1 Payable 0.00 0.00 User-Defined Expense 2 Payable 0.00 User-Defined Expense 3 Payable 0.00 0.00 0.00 User-Defined Expense 4 Payable 0.00 User-Defined Expense 5 Payable 0.00 0.00 0.00 Deduction 1 Payable 0.00 **Deduction 2 Payable** 0.00 0.00 0.00 **Deduction 3 Payable** 0.00 0.00 **Deduction 4 Payable** 0.00 0.00 **Deduction 5 Payable** 0.00 PST Payable 0.00 0.00 0.00 GST/HST Owing (Refund) 0.00 Prepaid Sales/Deposits 0.00

CMRA Corcan Meadowood Comparative Balance Sheet

MR. Crean Westowood

Total Current Liabilities			0.00	. 0.00	
Long Term Liabilities					
Bank Loans			0.00	0.00	
			0.00	0.00	
Mortgage Payable					
Loans from Owners			0.00	0.00	
Total Long Term Liabilities			0.00	0.00	
OTAL LIABILITY			0.00	0.00	
QUITY					
Owners Equity					
Owners Contribution			0.00	0.00	
Owners Withdrawals	10.0		0.00	0.00	
Retained Earnings - Previous	s Year		5,853.48	6,913.56	
Current Earnings			1,060.08	3,302.43	
Total Owners Equity		20 222	6,913.56	10,215.99	
OTAL EQUITY			6,913.56	10,215.99	
IABILITIES AND EQUITY		09.0	6,913.56	10,215.99	syertory Assets ' Invertory A
IABILITIES AND EQUIT		00.8	0,913.00	10,213.33	
					Total Credit Card Paynibles

Page 1
CMRA Corean Meadowood

		Actual 01/09/2014 31/08/201		Actual 01/09/2015 to 31/08/2016	•	
REVENUE			90.0		2	
Sales Revenue						
Silent Auction revenue			0.00		0.00	
Beer and burger			0.00		1,647.50	
Sales Inventory B			0.00		0.00	
Raffle Revenue			0.00		0.00	
Membership fees			408.50		810.00	
Canada Day Party Revenue			2,405.00		0.00	
Halloween corcarnival revenue			724.80		339.00	
Highway funds holding in trust			0.00		0.00	Business Feet & Licenses Canada Duy Mery streemes
Bottle drives	80.0		3,442.50		4,165.86	
General donations - unspecified			5.00		69.18	
Donations for Canada Day			300.00		556.68	
Donations for Park			343.00		650.28	
Meadowood Store donation jar			0.00		0.00	
Donations from various sources			0.00		0.00	
Donations for Halloween			2,677.45		345.50	
Government donations/grants			0.00		4,281.52	Constone - vancus
Door-to-door Donations			0.00		0.00	estagne anneaus out
Operating Revenue from Fund R			20.00		0.00	
Sales			313.57		0.00	
Sales Returns			0.00		0.00	
Early Payment Sales Discounts			0.00		0.00	
Net Sales			10,639.82		12,865.52	
Not ourse		·	75.38			
Other Revenue						
Freight Revenue			0.00		0.00	
Interest Revenue			0.00		0.63	
Miscellaneous Revenue			175.00	Motal Bin	-175.00	
				Distans	-174.37	
Total Other Revenue			175.35	Donation	-1/4.3/	
			86.8	to Hunny		
TOTAL REVENUE			10,815.17	Metal Bin Donations To Highway Account	12,691.15	
				Hees		
EXPENSE				•		
Cost of Goods Sold						
Inventory A Cost			0.00		0.00	
Inventory B Cost			0.00		0.00	
Inventory C Cost			0.00		0.00	
Inventory Variance			0.00		0.00	
Item Assembly Costs			00.0		0.00	
Adjustment Write-off			0.00		0.00	
Transfer Costs			0.00		0.00	
Subcontracts			0.00	0.00	0.00	
Purchases		0.00		0.00		
Purchase Returns		0.00		0.00		
Early Payment Purchase Discou	nts	0.00		0.00		
Net Purchases			0.00	- We	0.00	
Freight Expense			0.00		0.00	
Total Cost of Goods Sold		Secretary properties with the	0.00		0.00	
			80.080.1			
Payroll Expenses						
Wages & Salaries			0.00		0.00	
El Expense			0.00		0.00	
CPP Expense			0.00		0.00	
WCB Expense			0.00		0.00	
User-Defined Expense 1 Expens			0.00		0.00	
User-Defined Expense 2 Expens			0.00		0.00	
User-Defined Expense 3 Expens User-Defined Expense 4 Expens			0.00		0.00	
			2.30			
Printed On: 30/09/2016						

CMRA Corcan Meadowood Comparative Income Statement

		Actual 01/09/2014 to 31/08/2015	0	Actual 01/09/2015 to 31/08/2016) ,	
User-Defined Expense 5 Expens Employee Benefits	e		0.00		0.00	
Total Payroll Expense			0.00		0.00	
General & Administrative Expens	es		0.00		0.00	
Accounting & Legal Advertising & Promotions			431.20		568.00	
Advertising canada day			0.00		0.00	
Bad Debts			0.00		0.00	
Business Fees & Licenses			25.00		25.00	eurosen teverationes neswolicht
Canada Day Party expenses			2,110.72		1,144.13	
Cash Short/Over			0.00		0.00	
Community Center Equipment/			0.00		503.97	
Courier & Postage			0.00		18.90	
Credit Card Charges			0.00		0.00	
Currency Exchange & Rounding			0.00		0.00	
Amortization Expense Donations for Highway			0.00		0.00	
Donations - various			1.388.67		100.00	Government donations/grants
Engineering expense			0.00		261.66	
Garage Sale expense			124.18		0.00	. Operating Revenue from Fund R
Hall rental			0.00		0.00	
Halloween expenses			4,914.37		5,607.16	
Income Taxes			0.00		0.00	
Insurance			0.00		0.00	
Interest & Bank Charges			15.35		0.00	
Office Supplies			53.75		0.00	
Park - money collected paid to R			0.00		1,109.00	
Park equipment	53-0				0.00	
Pre-authorized payment expense			5.00 668.03		30.00	
Event expenses -misc Property Taxes			0.00		0.00	
Motor Vehicle Expenses			0.00		0.00	
Miscellaneous Expenses			18.82		0.00	
Realized Exchange Gain/Loss			0.00		0.00	
Rent			0.00		0.00	
Registry charges			0.00		0.00	
Repair & Maintenance			0.00		20.90	
Telephone			0.00		0.00	
Website			0.00		0.00	
Travel & Entertainment			0.00		0.00	
Travel & Ent:Non-Reimbursable			0.00		0.00	
Utilities Visa Commissions		0.00	00.0	0.00	0.00	
MasterCard Commissions		0.00		0.00		
American Express Commissions	0.00	0.00		0.00		atheritrects
Other Credit Card Commissions		0.00		0.00		
Total Credit Card Commissions		- 00.0	0.00		0.00	
Total General & Admin. Expenses		56.0	9,755.09	00.0	9,388.72	
Total General & Admin. Expense			3,700.00	- Annual Control of the Control of t	0,000.72	
OTAL EXPENSE		- 5- ;	9,755.09	94 State of the State of State	9,388.72	
IET INCOME			1,060.08		3,302.43	
			60.0	-		
	8.00					
'rinted On: 30/09/2016						

HIGHWAY projecct Comparative Balance Sheet

	As at 31/0	8/2015	As at 31/08/2016		
ASSET					
Current Assets					
Cash to be deposited	0.00		0.00		
Cash Draws	0.00		0.00		
Petty Cash	0.00		0.00		
CCCU HIGHWAY ACCOUNT	35,024.37		31,215.11		
#794 Highway Savings Bank Ac	0.00		0.00		
Chequing Bank Account	0.00		0.00		
Foreign Currency Bank	0.00		0.00		
Total Cash		35,024.37		31,215.	
Total Credit Card Receivables		0.00		0.	
Investments		0.00		0.	
Total Receivable		0.00		0.	
Purchase Prepayments		0.00		0.	
Prepaid Expenses		0.00		0.	
Total Current Assets	_	35,024.37		31,215	
Inventory Assets					
Inventory A		0.00		0.	
Inventory B		0.00		0	
Inventory C		0.00		0	
Total Inventory Assets	_	0.00		0	
	_		-		
Capital Assets Leasehold Improvements		0.00		. 0	
Net - Furniture & Equipment		0.00		_	
Net - Vehicle		0.00		0	
Net - Building		0.00		0	
Land		0.00		0	
Total Capital Assets		0.00		0	
Total Other Non-Current Assets	- 	0.00		0.	
OTAL ASSET	· _	35,024.37		31,215.	
OTAL ASSET	_	35,024.37		31,215.	
ABILITY					
Current Liabilities					
Accounts Payable		0.00		0.	
Import Duty Clearing		0.00		0	
Bank Loan - Current Portion		0.00		0	
Bank Advances		0.00		0	
Total Credit Card Payables		0.00		0	
Corporate Taxes payable		0.00		0	
Vacation payable		0.00		0	
Total Receiver General		0.00		0	
WCB Payable		0.00		0	
User-Defined Expense 1 Payable		0.00		0	
User-Defined Expense 2 Payable		0.00		0	
User-Defined Expense 3 Payable		0.00		0.	
User-Defined Expense 4 Payable		0.00		0	
User-Defined Expense 5 Payable		0.00		0.	
Deduction 1 Payable		0.00		0.	
		0.00		0.	
44 T. G.		0.00		0.	
Deduction 2 Payable				()	
Deduction 2 Payable Deduction 3 Payable		0.00			
Deduction 2 Payable Deduction 3 Payable Deduction 4 Payable		0.00		0.	
Deduction 2 Payable Deduction 3 Payable Deduction 4 Payable Deduction 5 Payable		0.00 0.00 0.00		0.	
Deduction 2 Payable Deduction 3 Payable Deduction 4 Payable Deduction 5 Payable PST Payable		0.00 0.00 0.00 0.00		0. 0. 0.	
Deduction 2 Payable Deduction 3 Payable Deduction 4 Payable Deduction 5 Payable PST Payable GST/HST Owing (Refund)		0.00 0.00 0.00 0.00 0.00		0. 0. 0.	
Deduction 2 Payable Deduction 3 Payable Deduction 4 Payable Deduction 5 Payable PST Payable		0.00 0.00 0.00 0.00	4	0. 0. 0. 0.	

HIGHWAY projecct Comparative Balance Sheet

	As at 31/08/2015	As at 31/08/2016	
Long Term Liabilities			
Bank Loans	0.00	0.00	
Mortgage Payable	0.00	0.00	
Loans from Partner A	0.00	0.00	
Loans from Partner B	0.00	0.00	
Total Long Term Liabilities	0.00	0.00	
TOTAL LIABILITY	0.00	0.00	
EQUITY			
Partners' Equity			
Net Partner A Contributions	0.00	0.00	
Net Partner B Contributions	0.00	0.00	
Retained Earnings - Previous Year	28,506.73	35,024.37	
Current Earnings	6,517.64	-3,809.26	
Total Partners' Equity	35,024.37	31,215.11	
TOTAL EQUITY	35,024.37	31,215.11	
LIABILITIES AND EQUITY	35,024.37	31,215.11	

HIGHWAY projecct Comparative Income Statement

	Actual 01/09/2014 31/08/201		Actual 01/09/2015 to 31/08/2016		
REVENUE					
Sales Revenue					
Donations		745.00		175.00	
Sales Inventory B		0.00		0.00	
Sales Inventory C		0.00		0.00	
Telephone Donations		0.00		0.00	
Door-to-door Donations		0.00		0.00	
Operating Revenue from Fund R		0.00		0.00	
Moneris Settlement money		0.00		0.00	
Sales		5,771.75		0.00	
Sales Returns		0.00		0.00	
Early Payment Sales Discounts		0.00		0.00	
Net Sales		6,516.75		175.00	
Other Revenue					
Freight Revenue		0.00		0.00	
Interest Revenue		8.39		15.74	
Miscellaneous Revenue		0.00		0.0	
Total Other Revenue		8.39		15.7	
TOTAL REVENUE		6,525.14		190.74	
EXPENSE					
Total Cost of Goods Sold		0.00		0.0	
Total Payroll Expense	-	0.00	· .	0.0	
General & Administrative Expe					
Accounting & Legal		0.00		0.0	
Advertising & Promotions		0.00		0.0	
Bad Debts		0.00		0.0	
Business Fees & Licenses		0.00		0.0	
Cash Short/Over		0.00		0.0	
Courier & Postage		0.00		0.0	
Credit Card Charges		0.00		0.0	
Currency Exchange & Rounding		0.00		0.0	
Amortization Expense		0.00		0.0	
Enginerring Expenses		0.00		4,000.0	
Income Taxes		0.00		0.0	
Insurance		0.00		0.0	
Interest & Bank Charges		7.50		0.0	
Office Supplies		0.00		0.0	
Property Taxes		0.00		0.0	
Motor Vehicle Expenses		0.00		0.0	
Miscellaneous Expenses		0.00		0.0	
Realized Exchange Gain/Loss		0.00		0.0	
Rent		0.00		0.0	
Repair & Maintenance		0.00		0.0	
Telephone		0.00		0.0	
Travel & Entertainment		0.00		0.0	
Travel & Ent:Non-Reimbursable		0.00		0.0	
Utilities		0.00		0.0	
Visa Commissions	0.00		0.00	2.0	
MasterCard Commissions	0.00		0.00		
American Express Commissions	0.00		0.00		
Other Credit Card Commissions	0.00		0.00		
Total Credit Card Commissions	5.00	0.00	0.00	0.0	
Total General & Admin. Expen		7.50		4,000.0	

HIGHWAY projecct Comparative Income Statement

Actual 01/09/2014 to 01/09/2015 to 31/08/2015 7.50 4,000.00

NET INCOME 6,517.64 -3,809.26

Meadowood Community Park & Hall

Report by Alf Jablonski

C.M.R.A. Director

The phase one of the community park has been appreciated by many members of our community. We have experienced some vandalism that has damaged the main table under the pavilion, parts of the pavilion and destroyed one of the two picnic tables.

The CMRA has donated a new concrete table to replace the one destroyed.

This table was installed onto a cement pad supplied by RDN staff.

The hall was originally going to use 2 portable classrooms and a portable washroom but the cost to reconfigure and install was comparable to building a new Community hall.

The first RDN - R.F.P. was sent out and the bids were rejected.

At this time the RDN is preparing a new Request for Proposal

Alternate site locations are being reviewed at this time and until that is completed they will be holding off on another RFP. This may take until Spring of 2017.