**CORCAN-MEADOWOOD RESIDENTS’ ASSOCIATION**

**MINUTES OF ANNUAL GENERAL MEETING**

**Held Saturday, September 14th, 2013 at Lion’s Club Hall, 280 Lion’s Way, Qualicum Bay, B.C.**

**C.M.R.A. Council Members Presiding:**

**Elaine Peligren, David Jones, Alf Jablonski, Tim Peligren, Annie Donald, Diane Anderson**

1. **Meeting Called to Order at 10:05 a.m.**
2. **Approval of Agenda:**

**Moved by Annie Donald to open Approval of Agenda, seconded by Diane Anderson – for amendment purposes.**

1. **Moved by Elaine Peligren, seconded by Tim Peligren to include amendment to the Agenda following the Treasurer’s Report “to change the Year End of the Corcan-Meadowood Residents’ Association to August 31st annually”.**
2. **Moved by David Jones, seconded by Alf Jablonski to include amendment to Agenda following presentation of the Annual Registration Fee proposal, “to present Update on Meadowood Community Park progress”.**

**Moved by Annie Donald, seconded by Tim Peligren – To accept approval of the Agenda as amended – Carried**

1. **Approval of the Minutes from the 3rd Annual General Meeting held Sunday, October 21st, 2012:**

**Moved by Elaine Peligren, seconded by David Jones – to amend the Minutes of the 3rd Annual General Meeting to include Financial Statement to August 31st, 2012 as attachment to Minutes of the 3rd Annual General Meeting.**

**Moved by Elaine Peligren, seconded by Reg Nosworthy, to approve the Minutes from the 3rd Annual General Meeting as amended – Carried.**

1. **President’s Report: Elaine Peligren**

**Thank you to everyone for coming out today, giving up precious time on your Saturday morning to attend this meeting. A very special thank you to all the hard working volunteers who have spent hundreds of hours working on the various projects and events that the C.M.R.A. has been involved with over the past year. We held our first big Canada Day Celebration at Meadowood Community Park on July 1st with Entertainment, concession, beer garden, fun kid’s activities & finished off with a great Fireworks show. The community showed good interest with 300 – 400 attending. It will be an event we will continue to host annually.**

**We are holding our 3rd annual Halloween Event, coordinated jointly with Dashwood Fire Dept., on October 31st. It promises to be a terrific evening filled with fun, entertainment, bonfire, Haunted Walk, little kids’ activity area & Fireworks. Lots of new surprises are planned for this year’s event.**

**The committee has worked tirelessly all year on our Highway Access Project, with an accelerated drive this last few months. David Jones will give you an overview and update during his presentation this morning.**

1. **A. Treasurer’s Report:**

**Elaine Peligren presented the Treasurer’s Report on behalf of Diane Anderson, who was handling the Registration Desk for the A.G.M.:**

**As at August 31st, 2013 we have the following Bank balances:**

 **General Operating Account: $ 6,014.52**

 **Highway Access Project Account: $10,850.41**

**Moved by Elaine Peligren, seconded by Annie Donald, to accept the Treasurer’s Report as presented – Carried.**

**B. Amendment to Change Year-End Date: Moved by Elaine Peligren, seconded by Sylvia Jimmo to change the C.M.R.A. year-end date to August 31st annually – Carried.**

1. **A. Approval of the 2013-2014 Annual Registration Fee:**

**Moved by Elaine Peligren, seconded by David Jones – “To increase the Annual Registration Membership Fee from $5.00 per annum to $10.00 per annum per family/residence” – Defeated.**

**B. Parks Presentation:**

**Elaine Peligren provided updates on the latest information received from the Regional District of Nanaimo on progress of development at our new Meadowood Community Park. Due to timing set-backs at the R.D.N., there have been delays in getting things started at our Park. The following is the latest rough schedule received from R.D.N. for construction of Meadowood Community Park:**

**September, 2013 Completion of construction drawings**

**Fall, 2013 Rough grading by Tim Peligren (volunteer – contract to be determined)**

**Spring, 2014 Phase 1 construction**

**Summer, 2014 Phase 1 Park completion – with volunteer building of park components starting summer 2014 (e.g. parent pavilion, fencing, supervised community playground install, etc.).**

**Our request for volunteer help, in the various categories of expertise, machine help and labour, will be posted on the website, once we have the constructed drawings and have an opportunity to assess exactly what will be required.**

1. **Presentation on Proposed Highway 19 & Corcan Interchange (Highway Access):**

**David Jones explained the various stages of progress in our efforts to obtain a Highway Access Interchange at Corcan Road & Highway 19:**

**Taking us back a few years for a bit of history, our group met with the Provincial Ministers of Transportation twice, after our efforts with local official were unsuccessful. A poll was taken back in 2009 with results in Jan. 2010 indicating 90% in favour. Another survey was completed through attendees at our A.G.M. in October, 2010 where the percentage was only 80% in favour. This still presented a significant interest and provided the impetus for us to proceed with our project.**

**We initially presented our plans to the Government for this Access to be paid for by a toll system, where the user could pay. However, this was definitely not acceptable. During our last go-round with Ministry staff, they indicated we could build it if we paid for it. The cost of building all 4 entrances/exits at this junction would be upwards of $25 million and prohibitive for our community. However, further meetings took place and we obtained agreement from Ministry of Transport to do this project in stages. In other words, we can complete the on/off ramps to and from Nanaimo first and then look at building the second phase to Courtenay/Comox at a later date. This was a huge WIN for our Association. Something like this is unheard of, where such a large infrastructure project can be done in stages. An engineering plan process needs to be completed before we can take this to the local residents at a Referendum. The engineering must be done for 50% of the North side of an interchange, as well as 100% of the south side of the interchange, so it can tie together for a future expansion to complete the next phase. The Engineering firm of Newcastle Engineering has been approved by the Ministry of Transportation and this study will cost $108,000. Before we went any further, we needed to know exactly how ALL the residents of the area felt about the Interchange Project before we continued.**

**As volunteers, we spend hundreds of hours each year working just on this portion of our Associations’ goals. We opted to do a door-to-door campaign to determine what the feeling is out there. We have asked for $100 per residence in the area to go towards the Engineering Study costs, as an indication of how serious people really are about wanting this Highway Access. We would only require 10% of the residents to hold a Referendum on the subject. Yet, we set our goals high to have 50% of the residents commit to this project study through a donation towards the Engineering study. We have 700 residences in the area from Baylis & Hwy. 19A up to the top of the mountain in Little Qualicum River Village. If we have 350 residents commit to supporting this project study to determine what the costs of the Access will be, then we would feel more comfortable with getting a “Yes” vote on a Referendum. As of today, we have 292 properties committed. We only require 58 more commitments to proceed with these plans. In the end, it’s entirely up to the residents.**

**The Engineering study will determine just where the access will be. Ramp configurations are not yet decided. Costs of this Phase 1 of the project are not yet known, until we have the Engineering study completed. You may ask, where is the balance of the money coming from to make up the $108,000. We have plans to obtain corporate donations and continue fundraising towards this goal. We are not able to estimate how much the Access project will cost, or what monetary impact it will have on residential taxes. The engineering study will put actual costing figures forward so that we can make an educated decision at Referendum time. The fuel and vehicle wear/tear costs along with time savings of having Highway Access will be significant for many and will not really affect some others. A more immediate access to quicker emergency services will be a definite improvement most of the time. All of these things can be taken into consideration once we know the actual end costs of construction and exactly where & how this access will be built.**

**Again, as volunteers, we are only willing to take this as far as the residents wish. If we do not have the support of at least 50% of the local residents, this project will end on Sept. 28th. It will be a dead issue and likely we will not see this sort of effort put forth by another group in our lifetimes.**

1. **Questions & Answers:**

**Several key questions relating to the Highway Access Project were posed. These queries related to confusion about how certain posted dollar amounts, were presented on the notice board and website. These amounts were explained as being total dollars of both donations and signed commitments. Concerns about exactly where & how the Access entrances/exits would be located could not be answered, as we will have to await the Engineering Study results to know this information. Concerns about how this will impact our annual property taxes cannot be estimated at this point. Again, the Engineering Study will tell us exactly what it will cost and how this will affect taxes, and over what period of time. If the impact on property taxes will outweigh the benefits of vehicle cost savings, time savings and emergency access savings, then it will get voted down in the Referendum.**

**A number of concerns were raised about the poor condition of our roads in the area, particularly Corcan & Meadowood Roads. These were very good, valid concerns which will be addressed in a letter we will send to Ministry of Transportation & Infrastructure officials. As well, investigation into tree trimming along these corridors will be initiated. There are visual obstructions due to overgrown tree infringements, particularly on the S-turns near the overpass on Corcan Road and a few other areas along our roads.**

**Julian Fell, Area F Director, was very informative with his comments on various aspects of Municipalities versus Districts. A comparison on the differences of tax and grant configurations between these types of governing bodies was quite interesting. What may be permissible under one category, is not part of the equation at all in another. Yet, more grant monies, including some infrastructure funding, may only be available with Municipality designations under the Union of B.C. Municipalities. Our thanks to Julian for sharing some good vital facts on these various governmental facets.**

1. **Election of Officers & Council Members:**

**At present the Association has 8 Council Member positions filled, with 1 vacancy. The present council is comprised of the following: Elaine Peligren, Gerry Anderson, David Jones, Alf Jablonski, Diane Anderson, Annie Donald, Elaine Ivancic and Tim Peligren**

**We are seeking one more member to complete our Council. We open up the floor to invite residents to come forward to represent your community on the Association.**

**Is there anyone who is willing to serve on Council for the C.M.R.A.?**

 **One resident offered to serve on Council – Ken Golemba**

**Is there anyone else who is willing to serve on Council for the C.M.R.A.?**

**For the third and final time, is there anyone else who is willing to serve on the Council for the C.M.R.A.?**

**There being no further volunteers come forward, we are pleased to accept Ken Golemba as a new member of our Council. Welcome aboard, Ken.**

1. **Closing Remarks & Adjournment:**

**We thank everyone for coming out today. We truly appreciate your interest in your community.**

**Meeting was adjourned at 11:30 a.m. Moved by Annie Donald, Seconded by Tim Peligren – Carried.**