

Sandy Hook Community Association

Board Meeting Minutes

December 8, 2014

Approved January 12, 2015

Monday, December 8, 2014 starting at 7:00 PM at Neil Edmunds' home, 5895 Sandy Hook Road

Board Members Present: Susan Soux, Valerie Nash, Gene Scanlan, Neil Edmunds, Melanie Vallieres

Board Members Absent: Kirk Exner

President: Valerie Nash Minutes: Gene Scanlan

1. Call to Order: 7:13 PM.
2. The Agenda was changed to delete item #10: Letter draft by Kirk to District re: paving Skana Road and fixing the Sandy Hook Trail Road, and add as a new item #10: tree cutting and drainage issues; moved by Neil, seconded by Valerie.
3. The Minutes of the November 13, 2014 Board meeting were corrected to indicate: the SHCA Board will seek to review any plans created by SSC Properties for the former Silverback property; and, per Susan, the Treasurer's report balance reported in the minutes should be corrected.
4. Secretary's Report (Gene):
 - A. Gene reported that membership is still at 61.
5. Treasurer's Report (Melanie.)
 - A. Melanie reported that the account balances are the same as on the last report.
6. District Council and Other Meetings (Neil):
 - A. Neil reported that at the November 12 Council meeting that Lot L was discussed and a decision was deferred on its sale and use. Additionally, the Coast Housing Committee requested funding and this was referred to staff for review. Additionally, the Davis Bay pilot organic waste collection project will continue.
 - B. Neil reviewed the events at the last meeting of the outgoing Mayor and Council members.
7. District of Sechelt new zoning (Valerie):
 - A. Valerie reported that the planned meeting of community associations and the District to review the proposed zoning plan was cancelled.

8. SCAF meetings (Valerie):

- A. Valerie reported that SCAF is planning to try to meet with the new council about the proposed new zoning plan. The council may revisit the plan and make changes.
- B. SCAF also discussed the SSC Ltd.'s development of the former Silverback property. The East Porpoise Bay Association and SHCA have both met with the developers and there seems to be general consensus that, if SSC moves forward as was discussed, there should not be major issues. However, there are concerns about attempts to "flip" the property since it is reported that the investors are highly leveraged. The property will also need extensive re-zoning if it is to be developed in ways discussed by SSC, Ltd.

9. Neighborhood Watch (Gene):

- A. Gene reported that Charles Ennis had discussed setting up a neighborhood watch system for Sandy Hook.
- B. The Board discussed the pluses and minuses, including the occurrence of any crimes in Sandy Hook, possible impressions of potential visitors and home buyers if there was a visible neighborhood watch presence, issues regarding part-time residents and empty homes, and other issues.
- C. The general consensus was that SHCA should promote a "neighborhood network" by encouraging people to provide email addresses. The network would enable notices to be sent out about bears, missing pets, suspicious people or activities, fire danger, etc.

10. Tree cutting and drainage (moved to later discussion on the agenda – see #14)

11. Pets on Parade Calendar (Gene)

- A. Gene reported that, after some issues with the template software, the calendar was ready to print. He will check about per unit costs with the print shop and report these to the Board.
- B. The Board discussed different methods for marketing and selling the calendar, including taking orders before printing, printing a limited number, and other ideas.

12. Kids December 21 Christmas Carol Concert (Valerie)

- A. The Board discussed arrangements for the concert in the tot lot, including marketing by email, getting coffee and hot chocolate donated, tables and lighting needed, and having a chimera for a fire.
- B. There will be a sing-along held after the kids perform their concert.

13. Meet and Greet and Eat Planning (All)

- A. The Meet and Greet will be held on Friday, January 23, 2015 at Valerie's home from 6:00 Pm to about 9:00 PM.
- B. People will be encouraged to bring a potluck food dish.
- C. As this is the time many people renew their SHCA memberships or sign up for membership, membership forms will be available and dues will be collected.

- D. As in the past, items will be raffled off and a “find someone who...” treasure hunt may be set up with a prize or prizes.

14. Trees and Drainage Issues (Susan)

- A. Susan raised issues about trees being cut down without proper consent or permits, as well as drainage issues from some properties. It is her understanding that a permit from the District and permission from the owner are needed for any tree cutting by residents.
- B. Board members related incidents where trees were cut without permission of property owners, including one reported incident where trees on one resident's property were cut while the owners were away and without their permission.
- C. Neil said that a permit is needed only for land over 1 hectare.
- D. Drainage issues were also discussed, including a property that had water running off of it and onto the road creating a hazard in cold weather.
- E. Neil said that a geotechnical engineer should be requested for a review of properties with this problem.

15. Next meeting: Monday, January 12, at Melanie's home, 5922 Sandy Hook Road.

16. The meeting adjourned at 8:26 PM.