

SANDY HOOK COMMUNITY ASSOCIATION

Board Meeting Minutes

Date: Thursday, September 26, 7:30 pm

Place: 5962 Skookumchuk, Ron Atkinson's home.

Present - Bob D'arcy

Michael Davidson

David Cripps

Din Ruttelynck

Gray Waddell

Pat Moore

Tom Nash

Ron Atkinson

Joanne Rykers

Absent Harold Fletcher

1. Meeting called to order by Bob D'arcy at 7:35 pm.

2. Special Motions

2.1 Motion to appoint Joanne Rykers to the Board, effective immediately, until the next AGM, moved by Bob, seconded by Ron, carried.

2.2 Motion to elect Joanne Rykers as Secretary, effective immediately, until the next AGM, moved by Bob, seconded by Gray, carried.

2.3 Motion to appoint Michael Davidson to the Board, effective immediately, until the next AGM, moved by Gray, seconded by Pat, carried.

2.4 Michael Davidson appointed as Parks Director, effective immediately. (A formal motion not required for this position.)

3. Agenda, adopted with the following additions:

Gray requested a "wish list" for capital expenditures, included in 7.4.4.

Bob requested the "Sechelt Heritage Forrest Meeting," added as 8.7.

4. Previous Meeting Minutes

4.1 Bob moved to adopt minutes of June 6/02, carried.

4.2 Bob moved to adopt minutes of July 27/02, carried.

5. Business arising

5.1 Resignation of Ivor Watson accepted.

5.2 Picnic report (Pat) - Attendance down from 91 last year to 71 this year, possibly Saturday would be a more convenient day than Sunday, Otherwise picnic was a great success, and the board complimented Pat.

5.3 Financial Audit - tabled in absence of treasurer.

6. Correspondence

6.1 Bob reported 4 new memberships

6.2 Joanne to get mailbox key from Bob

7. Reports

7.1 President's report - covered under "New Business". Concerns were raised over the long period between meetings over the summer, and whether a Newsletter should be published during this period. To be discussed later.

7.2 Treasurer's report - not present

7.3 Secretary's report - none

7.4 Committee reports

7.4.1 Public Works (Ron Atkinson) - Ron attended 2 council meetings; there was no specific information for Sandy Hook. Ron also reported that defective road reflector signs on Inlet Drive have been corrected, and drainage problems in Sandy Hook are being "worked on." Concerns were raised about the road to lower Coracle; while the city is aware of the danger there are no plans to fix it, due to the expense. If the road does go, there will be emergency aid from the province.

7.4.2 District Planning (Din Ruttelynck) - Din attended a meeting in September; the role of the "trail committee" was raised. To be discussed under G8.

7.4.3 Parks (Michael Davidson) -

No Name park - local nurseries will be asked to donate native plants.

Hidden Grove - Bob and the Steering committee are preparing a binder to present to Cam Read and to the Min. of Forests, with a proposal for a "Crown Lands" grant. A "Heritage Forrest Web Site" will be ready soon; Bob will advise us.

Gray asked that the plan for "No Name" park include a dividing line between it and neighboring properties; Michael emphasized that this is a priority.

Question about the District plans for a "Trails Committee" - Michael to investigate.

Bob received a complaint regarding the new home being built near the trail from Tillicum Beach up to Tillicum Rd - refuse has been littering the trail; this has been cleaned up, and the trail will continue to open and accessible.

Ron asked about the playground equipment at the Boat Launch; Michael to follow up.

Din asked about the feasibility of a shower being installed there; she and Michael to investigate.

7.4.4 G8 (Bob D'Arcy) - G8 meets monthly. The last meeting contained a presentation from the Municipality regarding financial planning for the district. The meeting was very unsatisfactory, since there was no time provided for input from G8 members. Gray expressed this to Councilor Anne Kershaw, and she suggested that the Association send its input directly to Council. There was discussion on the process and items to include in capital expenditures for Sandy Hook. Bob will write a letter to Council and suggest the following items in our "wish list:" playground design and equipment, paving Skana Dr., table and benches for Sandy Hook park and No Name park, shower at the boat launch, swimming float at Sandy Hook park.

8. New Business

8.1 Sandra Sharkey's resignation was accepted.

8.2 Gray Waddel reappointed as Past President.

8.3 Short Term Rentals

All Board member expressed their concerns about the proliferation of short term rentals, i.e., situations in which owners use their property specifically to obtain income from short term - less than one week - rentals. The concern is not with owners of holiday homes who periodically rent to family or friends, but with those who buy property and manage it to obtain income from this activity. Concerns were about strain on community resources such as septic, safety, absentee owners with no commitment to the community. The problem is increasing, with some real estate agents marketing properties as STR's, while the district seems unable/unwilling to enforce the existing bylaw which prohibits home use in this way. In fact they are seeking legal opinion on the feasibility of legalizing STR's. Bob, in concert with a G8 committee, has drafted two versions of a letter to Council, requesting strict enforcement of the appropriate bylaw. Our Board favors the "short" version, which stresses the negative impact on the community of STR's.

Motion # 1 - (Bob D'arcy) That Bob is authorized by the SHCA to work with the G8 in drafting a letter to Council requesting that the current Bylaw prohibiting STR's be strictly enforced. The letter favored by the Board was the "short version," but it is to include a statement that we are against "commercial" STR's, not neighbors renting out their homes informally. Seconded by Pat Moore, carried unanimously.

Board members further stressed the need for dialogue within the neighborhood, letters to the editor, input to the newsletter, etc.

8.5 Gravel Pit - No decision yet.

8.6 Newsletter

8.6.1 Not sure if Julie will continue to distribute; Bob to check.

8.6.2 Bob agreed to produce the Newsletter, but stressed the need for all to have input and review. He will have the copy on the Web by Tuesday, please review and give feedback ASAP.

8.6.3-7 Items to include: barking/off leash dogs, Skateboarders play tools on road, street parking, article on STR"s, Heritage Forrest meeting (Oct. 8, 7pm, Field Rd. office/ Min. of Forestry.)

9. Next Meeting: Thursday, Oct. 17, 7:30 pm, tentatively at Tom Nash's home, 6040 Coracle Place.

10. Adjournment 10:15 pm.