

Hoover Bay Road Association

Minutes of the Meeting

Sunday, May 23rd, 2010 at 10:00 a.m.

@ Glenn & Lisa Bohn's

In Attendance: Glenn & Lisa Bohn, Steffi van den Eckor, Luke & Cindy Fennell, Mike Tofflemire, Joe & Judy Radshun, Steve & Laurie Ross, Ivy Henderson, Terry Delaney, Darrell & Linda Johnson, Bill & Susan Molberg, Scott & Darlene Davis, Dan & Wendy Drezet, Marty & Betty Peacock, Georgina & Maurice Hudon, Wolfgang Lambrecht (letter submitted).

(13 Memberships represented compared to 19 last year. Is interest in the road assoc. waning? Are we as organizers wasting our time?) Everyone that has EVER been a member and that we have an e-mail or an address for was notified of the meeting.

Lisa Bohn led the meeting going over what was discussed at last year's meeting:

- fees raised to \$200 per year which was unanimously passed by all present
- this year we only required 2 plowings by Henderson Logging
- quite a few volunteers did cut back and brush the road

Treasurer Report by Laurie Ross

It was agreed that we will do a financial statement from April 30 to April 30 every year so that it reflects the full season at the lake.

Financial Statement

April 30, 2009 – April 30, 2010

Opening Bank Balance	1,640.17
Fees received	<u>+ 6,000.00</u>
	7,640.17

Expenses

Bank charges	\$ 36.00
Road sign	106.40
Dec. Plow	1,000.00
Jan. Plow	<u>1,000.00</u>
	\$ 2,142.40

Closing Bank Balance	<u>\$5, 497.77</u>
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It was noted that in: **2008**, 43 members paid \$100.,
2009 – 25 paid \$200., 10 paid \$100
8 fewer members paid anything than the previous year.

It was suggested and agreed to by the members present that every Annual May Long weekend meeting we will vote on what the next year fee will be considering the last years expenses and what will be needed to repair the road in the summer.

Discussion – Since the fees have been raised are fewer people paying for everyone?

There were questions about why it was necessary to plow in the winter?

We were all reminded that plowing the road in the winter helps the road dry up in the spring.

- Keeps the road from washing out and promotes good conditions in the summer
- if there is a heavy snowfall and the road is not plowed we would not be able to access our properties until late May.
- With residents able to access their cabins all year round seasonal damage is caught before major damage is done (trees over roofs, chimney wiped off etc.).
- It was pointed out that we are paying lots of taxes, so Highway/Forestry should be maintaining the road. **If anyone is interested into looking into this please volunteer.**
- it was mentioned that the Canim Lake Band should be contacted about the road, so if anyone is interested in doing that **please volunteer.**
- Should the fees be \$200 next year or \$100
- What should be done for summer work? Grading would cost \$2500 – \$3000. That could be possible this year as we are under budget for snow plowing.
- As always we have to keep the road cleared back so anyone that can help doing that, please get your neighbours together and spend a few hours. It doesn't take too long to make a difference to the road.
- Would grading be worthwhile since there wasn't much material on the road, only rocks?
- If a grader spent more time then they would bring the material up from the ditch and spread it back on the road.
- Only paid up members will get road updates in the future
- Letter read out at the meeting sent in by Wolfgang Lambrecht voicing his concerns. A copy of his letter is enclosed as an attachment.

Proposal: It was proposed that we should spend \$2500 – \$3000 on summer maintenance on the road this year. That would include grading and possibly some gravel.

Passed by all present

Proposal: Since the last winter's expenses were not as expected this years fees should be \$100 instead of \$200 that was voted the previous year.

Passed by all present

Road updates will be sent to paid members only from now on.

EVERYONE'S FEES OF \$100 ARE NOW DUE. PLEASE MAIL TO :

Hoover Bay Road Assoc.

c/o Laurie & Steve Ross

15852 Vine Avenue

White Rock, B.C. V4B 2T6

or drop your check off to Lisa & Glenn Bohn or Laurie & Steve Ross at the lake.

Dear Steve

I was and am of the intention of making it to the meeting this Sunday, however it has been a hectic week with all kinds of surprises, so in the event that I am not able to make it in person I would appreciate it if you would read my below comments into the minutes of the meeting.

My wife and I are the owners of lot 12 at 2775 Canim Lake Road N and we are very concerned about the health and future of our road association. This association has been good and served all of us very well. Not only has the road association looked after the upkeep and maintenance of the road, it has also enhanced our access both in summer and winter as well as the resultant increase to all of our property values.

There are some who disagree with our year round access, however overall as a group this has enormous benefits as well as allowing much needed emergency access to anyone in need, when help is needed. Unfortunately as I see it the future is shaky without some proper financial support from the majority of the homeowners in our area. There are owners who own multiple properties and who are enjoying economic benefits from their commercial enterprises here through rental of cabins and other means, yet they do not pay their fair share of the annual fees, there are others who refuse to pay altogether, and some who chose to pay only a partial fee, even though they were present at last year's meeting when the fee increase to \$200 was unanimously approved by all present. Others plead poverty and that they cannot afford to pay \$200 a year, yet they still can afford the luxury of a seasonal home, extended vacations and toys while they are here.

To be fair to all of our neighbours each property owner should pay their fees in full, not only out of respect to their paying neighbours, but also because they are all enjoying the benefits of what our association fees pay for each year.

Last year out of approximately 71 homeowners:

- 25 are not members (35% of total)
- 16 are members but did not pay anything (23% of total)
- These 41 property owners equate to 58% of the total property owners who pay nothing at all.

Additionally 9 of the member property owners only paid ½ of the approved 2009 road association fees (13%) and the balance of us who total 29% paid in full. This is simply not fair or workable. Why should 29% of the property owners pay for the other 71% who are not paying at all or only making a partial payment? We have all experienced financial hardship in the last 18 months, but our exorbitant property taxes still have to be paid and we still can afford to drive from our homes to here, so why can we not all pay our fair share. In fact if every member paid in full each year we could reduce our fees to less than \$200.

I would like to propose that all property owners be informed that it is absolutely mandatory to pay their annual fees promptly when due and perhaps we should instruct our association leaders to hold the fees in trust until such time as a minimum of 50% or more of the property owners/members have paid their due, and if that goal cannot be achieved by say July 30 each year, then all the paid dues be reimbursed to the paid members and then we can all go back to fending for ourselves? I solution that is fair and equitable for everyone must be found if we are all to continue enjoying the benefits of our road association and the handful of dedicated leaders who do all the work for us.

Best regards,

Wolfgang Lambrecht

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