



*LASQUETI LAST RESORT SOCIETY*  
*Minutes of the General Members Meeting*  
*Held at the Health Centre*  
*March 7, 2020*

**DRAFT**

**1. Call to Order**

Chairperson called the meeting to order at 1:00 PM.

**2. Present**

Members present: Peter Johnson, Richard Bauer, Marti Wendt, Arne Baartz, Rob Linschoten, Mick Hagedorn, Mary Jean Hagedorn, Eugenie Pelletier, Wendy Bartholemew.

Board of Directors members present: Vic Downard (chair), Ron Abrahams, Tom Carter, Marilyn Darwin.

Recorder: Robin Jacobs

**3. Approval of minutes from last meeting - February 8, 2020**

**MOVED (Rob L.):** To approve the minutes of the last General meeting as circulated.

**CARRIED**

**4. Treasurer's Report**

Administrator read the current bank balances, and Vic gave an explanation of the board decision to transfer funds from the investment account to the operating account, to be used for duplex building expenses, and also to cover any operating shortfall until disbursement of funds from the Regional District.

**MOVED (Marti)/SECONDED (Richard):** that the Treasurer's report be accepted as read.

**CARRIED**

**5. New proposal for combined BOD and General Meetings**

Vic explained the BOD proposal to combine monthly meetings for directors and members, to have more involvement by the membership and increase transparency. It was clarified that most major decisions will continue to be made by BOD vote, with the explanation that directors are legally responsible for the organizations decisions and must bear the ramifications.

**MOVED (Eugenie):** that we revert to the previous model of running meetings, in which the membership and the executive gathered monthly, and the membership voted on decisions.

**Motion was tabled.** Consensus is to try Vic's idea for now and see how it goes.

## **6. Board of Director's report**

Marilyn will be making formal job descriptions for all employees, which will be approved by the board.

Meetings will be combined as an experimental measure until the AGM.

More directors are needed. Gwen Bigsby has offered to come back on the board, with the focus of maintaining the respite suite and doing post office duties. There were no objections to the directors appointing Gwen as a director until the AGM.

## **7. Generator**

Carly Reisig has taken decibel readings using a phone app, and presented her findings to Vic. Marilyn Weland has written a letter regarding her experience of the noise, and other neighbors will be contacted to check in about their experience. A sound baffling wall is planned which will hopefully break up the sound waves at very low cost.

Karl D. has volunteered to build this wall.

Question: will the sound baffle wall mitigate the noise only for the complainant or for the whole neighbourhood? Chair: we will put up the wall as an experiment, and then do some noise level monitoring to see how the sound is affected.

## **8. Infrastructure report**

**MOVED (Peter) SECONDED (Marti):** to have on each agenda the state of the physical plant.

**CARRIED**

Daniel Jacobs is working on reprogramming the SMA to charge the batteries more efficiently and on a better schedule. Ben Cochlin is being asked to present a formal training on the water treatment system.

Boiler has been flushed and pH has been re-established. Generator now starts in response to the dryer starting.

Wendy: how is Rob L.'s report going to be acted on? Rob: I'm in discussion with Karl and others about changes. Chair: Joe Schley will also be involved over the summer.

## **9. Building committee**

The report from Selena Schroeder has been put on JFC archives page. Her input has been incorporated into the newest set of plans, which incorporate additional measures for energy efficiency. Two Lasqueti builders are planning to offer quotes for the duplex, and the committee will bring a recommendation to the directors for approval.

## **10. Fundraising**

We have almost \$240K, which is probably enough to build the duplex, but that would leave us with no contingency fund. As soon as visible progress is made on the duplex, a fundraising

effort will be launched, involving Vic directly calling or writing to our past major donors. Our goal is to finish the duplex comfortably and have a 40-50K contingency fund.

Directors will talk with LINC about their experience on the garden tour fundraiser, and ask if they are planning to use that model again. An idea is floated that LLRS could do a hand-built homes tour, if that would not infringe on LINC's plans.

### **11. Discussion regarding Elder Cottages**

Question: how was the rental amount for the elder cottage arrived at? Should the LLRS revisit this amount?

Directors: the contribution was developed in reference to the SAFER housing subsidy, which many Lasquetian elders are qualified to receive. An occupant receiving SAFER would pay about \$300 per month out of pocket, with the remainder paid by SAFER.

**NOTE:** we should look into the recent SAFER increase, in reference to our occupancy fees for the current and future elder cottage.

Question: for the new elder duplex, why not put in radiant floor heating instead of radiators?

Chair: radiant floor heat is very expensive to install.

### **12. Annual General Meeting**

There should be a nominating committee which works during the months preceding the AGM, soliciting volunteers to stand for nominations. No one at the meeting stepped forward to be on the nominating committee.

### **13. Budgeting**

Peter offered a copy of the Islands Trust budget, as a suggestion as to how LLRS could improve its budget reporting.

Suggestion: ask Neil Mathiessen if he is willing to help us with his accounting expertise.

### **14. Discussion on Eugenie's motion**

Arne seconds the motion.

Eugenie specifies that the model she is referring to used committees to do much of the work and decision making, and report back to the meeting.

Wendy: the directors bear responsibility for the decisions, so there would be a danger of the whims of attendees creating decisions which the directors would then have to bear the brunt of.

Marti: in the past, many directors would not attend the general meeting, leading to a feeling of disconnection and not being on the same team.

Mary Jean seconds Marti's thoughts.

Vic: directors take on legal responsibilities which the general membership doesn't bear. If the membership votes on something the board doesn't support, we can be in a quandary. It needs to be acknowledged that there has been a time in which the membership has been shut out of the board activities, and we need to move away from that. We are trying to find a compromise somewhere in the middle.

**Motion was tabled by the mover.**

**Next Meeting**

Next Directors/General Meeting: April 4, 2020

**10. Adjournment**

Chairperson adjourned the meeting at 2:30 PM

Minutes submitted by: Robin Jacobs

Adopted minutes accepted by: \_\_\_\_\_, Secretary