

Speaker	Question	Answer	Supporting Documentation
Deb Savoy	Why has a Town hall meeting been held instead of an AGM?	<ul style="list-style-type: none"> The year end financials are not ready and there were concerns and questions in the community that needed to be addressed in a timely fashion. The board felt it necessary to address the questions in a face to face format rather than over social media. The volunteer bookkeeper has had to put in an extraordinary number of hours to get the books to the point they could be presented to the accounting firm. 	
Cathy Squires	Why do our questions have to be sent prior to this meeting, are you not taking questions from the floor?	<ul style="list-style-type: none"> Format was decided in consultation with Al Richmond to ensure the Board was prepared and able to answer all questions. Many of the questions required time to gather the facts. 	
Cathy Squires	Why is this board not allowing time at the end of the meeting for questions and or comments?	<ul style="list-style-type: none"> Each question will be provided two opportunities for clarification. New questions will be gathered, and a second Town Hall can be scheduled, or the answers provided through the website for all community members to be able to review. 	
Michele Spence	What do you see the role of Director of the Community Association?	<ul style="list-style-type: none"> The role of a director, as stated in the Societies Act is to: <ul style="list-style-type: none"> manage, or supervise the management of the activities and internal affairs of the society." act honestly and in good faith with a view to the best interests of the society. exercise the care, diligence and skill that a reasonably prudent individual would exercise in comparable circumstances." and ...must act with a view to the purposes of the society." Additionally stated in the Association's Bylaws state "the directors may exercise all such powers and do all such acts and things as the Society may exercise and do..." 	Societies Act Part 5, Div 3 (52), (53)(1)(a) and (b) Association's Constitution (posted on website) provides a guideline but needs to be reviewed and revised as it reflects the needs of the Property Owners Association which is different from the current Association.
Michele Spence	Would it not make sense for the Directors to seek legitimacy, before making vital decisions and any big changes? Opinion of writer was that "most of the current directors have never been elected, but instead were appointed as fill-ins for vacancies."	<ul style="list-style-type: none"> The sitting board has legitimacy as stated in both the Societies Act and the Association's own bylaws. Four of the seven directors were elected at the October 2022 AGM - Spence, Jackson, Meyer and Savoy. Meyer resigned in November but returned at end of January 2023. Spence resigned in December and was requested to return in April by a vote of the board. Resignations through the term saw an additional 4 vacancies with three of these available directors' positions have been filled by appointment by the Board. 	Bylaw # Part 5 (29)(1) Societies Act Part 5 (42)(2) - an individual must be elected or appointed to that office in accordance with the bylaws.
Cindy	What is the date for the 2023 Annual General Meeting?	<ul style="list-style-type: none"> Saturday, February 24th at 2:00 p.m. The announcement will go out according to the method described in the bylaws. 	
Michele	Why has the AGM has been delayed beyond the dates as required by the BC Society Act?	<ul style="list-style-type: none"> There is the opportunity to both delay an AGM or declare No AGM held. Both options are acceptable to the Societies. There is a form that is required to report either of these. In the past 10 years there have been 2 instances of No AGM held - 2015 and 2016. Out of the past six years, only twice has the AGM been held before the end of the calendar year. There has been no penalty for these decisions. 	<ul style="list-style-type: none"> Association Bylaw 12 Part 3 - Meetings of Members - shall be held at such time and place, in accordance with the Societies Act, as the directors decide. Societies Act - Part 5, Div 1(42)(2), Contacted BC Societies, History of no AGMs in 2015 and 2016

Cindy	How does moving the AGM date to 2024 affect the members who paid for membership earlier this fall, believing that the meeting would be held in October or November (2023).	<ul style="list-style-type: none"> There is no stated policy on when memberships are to be paid or what the term is - fiscal or calendar year. There have been instances in the past where membership renewals paid just prior to the AGM would be valid until the end of the following year. 	Association Bylaw Part 2(8) - annual membership.
Julie	Are the Directors planning changes to the Society by-laws? If so what and why?	<ul style="list-style-type: none"> Inspection of the bylaws has found that there have been alterations to bylaws over the three versions without membership involvement or resolution. There are areas of confusion between what is written and what is done. The specifics of the changes will be highlighted when they are provided to the membership and there will be a FAQ on the website to help understand changes that are being proposed. 	Societies Act Part 2 Div 4 (17) - Alterations to Bylaws.
Julie	Are the Directors planning changes to the Society by-laws? If so what and why?	<ul style="list-style-type: none"> Inspection of the bylaws has found that there have been alterations to bylaws over the three versions without membership involvement or resolution. There are areas of confusion between what is written and what is done. The specifics of the changes will be highlighted when they are provided to the membership and there will be a FAQ on the website to help understand changes that are being proposed. 	Societies Act Part 2 Div 4 (17) - Alterations to Bylaws.
Julie	Do these changes to the Bylaws involve changes to Membership and if so, what and why?	<ul style="list-style-type: none"> The changes will provide clarity to: <ul style="list-style-type: none"> who is eligible classes of membership what is required to be a voting member. Example - there is no bylaw provision for classes of membership e.g. Lifetime (grandfathered), 5 year or Business. 	Societies Act Part 2 Div 4 (17) - Alterations to Bylaws, Association Bylaw Part 12(64)
Julie	When the new by-laws are completed and ready to send to the membership for approval, will you be sending as complete by-laws asking for one vote or will you be asking the members to vote on each individual change	<ul style="list-style-type: none"> The bylaws will be mailed to all members for their review. Members can request further information for the purposes of clarification and all responses will be posted on the website in addition to a direct response to the member. The bylaws will be presented as a whole, not individual bylaws. This was the legal recommendation provided during a consultation with a lawyer specializing in NPOs. 	Societies Act Part 2 Div 4 (17) - Alterations to Bylaws.
Al Richmond	Has anyone or any business been fined for having bear attractants?	<ul style="list-style-type: none"> This is a question for the Conservation Officer. It is not something managed by the CRD. 	
Al	Why can't we change the Greenbelt bylaws to including All Terrain Vehicle usage on the 108 Greenbelt?	<ul style="list-style-type: none"> Historically this was a decision made by the property owners association at the time the property was turned over to the community by the Block Brothers. Changes to this bylaw would require a public hearing. Cautionary note that a public hearing would likely see a review of all motorized vehicles including snowmobiles included in such a bylaw review. 	CRD Bylaws – posted on 108ranch.com website

Michele	Is the Board refusing to share membership records with Members as required by the Society Act?	<ul style="list-style-type: none"> The board is not refusing but rather trying to find a way to protect an individual's personal contact information while complying with the request. Three voting members have requested the membership list for purposes permitted under the Societies Act. Members have indicated that they do not wish their information being provided to these members based under the BC Privacy of Information Act, Due diligence to these instructions included: <ul style="list-style-type: none"> Researching the BC Personal Information Privacy Act Cross referencing the Societies Act Consulting with Societies on ways to honour both requests. Societies provided an alternative for those who did not wish their personal cell numbers or emails to be provided which involves setting up a secure proxy email. Societies also stated, as had previous legal counsel, that the Association requires a Privacy Policy which involves obtaining individual member written consent and the option to utilize a proxy email. To this end we will be either emailing or calling all members and requesting consent to either release their personal contact method OR for us to utilize a secure proxy. We will be complying with the requests by the deadline of December 6th. 	BC PIPA , Societies Act Part 3 Div 2(24), (25), (27.1)
Deb	Why have there been no financial statements since August 2023?	<ul style="list-style-type: none"> The September financials have been posted on the website as of this meeting. October's financials are complete as of this meeting and will be forwarded to the board for approval and posting on the website. Delays were in part due to discussions with the retained Accounting Firm. 	
Deb Savoy	Why are there no minutes recorded from November of 2022 to March 2023. Was there a resolution during that time period?	<ul style="list-style-type: none"> None of the current board members had ever received copies of these minutes. Unaware of any resolution due to not having the minutes. Donna White – Past President, stated that she had the originals in her possession. Was requested and agreed to email copies of the missing minutes. Donna White – stated there was a resolution included in the minutes. Also agreed to email a copy. 	
Deb	when will independent Financial Statements be available to members? (The last ones were at the AGM in 2021.)	<ul style="list-style-type: none"> Unaudited Financial Statements were not provided in 2021 (AGM Financials). The last year the Association retained an accounting firm was 2020. Unaudited year end financials will be presented to the membership at the AGM. 	Review of documentation (AGM Minutes and Year End Financials).
Al	Can someone please clarify the area of Kallum Drive (complete road circle) and Davies along the pipeline route. Asking to see if that is also Greenbelt? Someone has added private property signs onto the pipeline?	<ul style="list-style-type: none"> Confirmed that this is private property. Owners were in attendance at the meeting. 	

Al	Can you please explain any restrictions or regulations around snowmobile use on green belt land or trails. Are they only allowed to use the trails or land to pass through to reach their destination or can they stop and use green belt land for fun and recreation? Are there any signs on the access points to green belt land that specify this to snowmobile users?	<ul style="list-style-type: none"> Confirmed that snowmobiles are permitted to use all public land and trails in the 108. Discussion of signage and notice that some of the missing signage is in the process of being replaced. 	108ranch.com – CRD Bylaws
Deb Savoy	What expenses does the hall currently incur?	<ul style="list-style-type: none"> Payroll, janitorial services, general maintenance, janitorial and office supplies, snow clearing, professional services, internet, and event expenses. Major projects – repair or replacement – typically 30% of total cost has to be covered by the Association. Example – Siding is expected to cost \$60,000 (min) – Association would be responsible for \$20,000. 	Income / Expense Statements - Historical and Actual
Deb Savoy	CRD parcel tax - value and what is it used for?	<ul style="list-style-type: none"> Increased in 2023 to \$28,000 per year. Used to pay: <ul style="list-style-type: none"> Commercial Hall Insurance (14,000), Directors' Liability Insurance (1,600), Utilities (10,000) remainder available for capital projects 	108ranch.com - Year end financials
Deb Savoy	I would like to know what the hall currently rents for and how often it is rented; do RCA members have access to this information.	<ul style="list-style-type: none"> All the rental rates are on the website. Main Hall is \$390 for the day and an additional \$100 for the kitchen. Upper hall is \$170 for the day. Individual rental income is not enough to keep the Hall well maintained. 	108ranch.com – Hall Rentals
Deb Savoy	Can you explain why the hall is still not being cleaned after every 3 events s? At our last event the bathrooms had not been cleaned nor restocked, tables had to be wiped. During our cold and flu season and where Covid has returned, it is essential that preventative measures are taken.	<ul style="list-style-type: none"> There is a cleaning schedule based on regular users. Event cleaning is done prior to and after. Problem identified is when event renters ask to set up the day before and that activity causes the hall to not be “event ready.” We are not doing COVID cleaning. 	
Al	Multiple questions have been submitted regarding the ongoing discussions between the Board and the 108 Lions regarding their occupancy in the hall. Al Richmond will speak to this.	<ul style="list-style-type: none"> The membership will be provided with a special resolution to vote on the proposed agreement with the 108 Lions for their hall usage. In the original letter of May 2023, the board was proposing that the agreement was to be voted on by the membership. This intention has never changed. This will be done at an Extraordinary Meeting in January provided their membership agrees to the proposed agreement. 	
Al Richmond	What, if anything, can be done about the excessive speeding that is very common on the main roads in the 108?	<ul style="list-style-type: none"> Call the RCMP Take note of the vehicle and license plate if possible. Report. Report. Report. 	
Richard	What are (if any) future plans for the building and property? If there are any, can you please share the information.	<ul style="list-style-type: none"> Described the scale of repair and replacement for the building. Referenced the Capital Expenditures Plan (CAPEX) which has been available on the website since the summer. Discussed the need to access grants and fundraising to pay for costs. 	108ranch.com - Capex Plan

Michele	At the next AGM will the Board provide Membership with a full Report as to the current and projected financial and structural health of the 108 Community hall?	<ul style="list-style-type: none"> • We will continue to provide updates on the CAPEX and the finances as they are available to the board rather than waiting for the AGM. • At the AGM, a full report will also be available for all and especially those members who do not utilize the internet or social media for information. 	108ranch.com – Capex Plan
Michele	What is the current Board of Directors vision for the future of the Community Hall?	<ul style="list-style-type: none"> • The board believes that the hall has been under utilized beyond rentals and a few exercise programs and social groups. • The board is intent on developing permanent activities and programs that will be run by the Association and will include opportunities for all groups that reside in the 108 and the adjacent communities. • The board has been investigating grant opportunities to create programs that address challenges within our community including isolation and food insecurity. • The board is considering hall land usage opportunities to provide benefit to the community. • The board has been informally approached by another nonprofit organization to either partner or lead a program that would see the kitchen being utilized to provide food services to those in need. 	
Board Response	Unanswered Question from the floor – Why are we talking about the Greenbelt and other stuff? This was supposed to be about the RCA....	<ul style="list-style-type: none"> • This Town Hall was organized to answer all questions from the community about their community. • At no point was this Town Hall ever set up to limit the scope of questions to just about the Board. • There are many new residents in our community who need answers on where to find important information, understand the difference between the CRD and Association bylaws, who is responsible for what, and if there's a problem who do you go to. • It is this board's intention to continue to have Town Halls with this format. 	