



Elphinstone Community Association

elphinstonecommunity19@gmail.com

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Serving the Elphinstone Community since 1971

General Meeting June 21, 2023 – 7 PM Frank West Hall Minutes

Executive	Rod Moorcroft – President	Clint Budd – Vice President, Co-Secretary
	Trish Wray – Treasurer	Lucie McKiernan – Co-Secretary
	René Mandigo – Membership	Tamara Hedden – Director, PAC
	Brian Thicke – Director	David Weintraub - Webmaster
	Ben Foster – Director	
Absent	Janet Oxley - Director	
Members	Present	14

1. Call to Order	The Chair called the meeting to order at 8:16pm	Action by
2. Agenda	No additions to the agenda. Motion to adopt the agenda Clint/Trish	
3. Guest Speaker	See below for Donna McMahon’s special presentation on Property Taxes.	
4. Director’s report	See below for Donna’s report.	Donna
5. Adoption of previous minutes	Motion to adopt the minutes from the general meeting held on May 24 – Tamara/Anna - carried	



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6. Correspondence	None.	
7. Reports		
1. President	No report this month.	Rod
2. Vice Pres.	No report.	Clint
3. Treasurer	<p>We will be applying for grants for future projects. Therefore, Trish will provide a formal monthly income and expense statement with annual comparison to previous year.</p> <p>Trish reported the following as of May 31, 2023: Income – membership \$30 Expenses – Hall rental \$24.00, insurance \$7.50, administration \$40.00 Bank - Chequing – \$2,467.20; savings \$1,014.96; shares \$138.53</p> <p>Motion to accept – Trish/Lucie – carried.</p>	Trish
4. Secretary	No report.	Lucie
5. Membership	<p>1. Signing in at the door will continue – it’s a good way to check for quorum if needed and to welcome all attendees and potential new members.</p> <p>2. Prospective new members are welcome to attend the meetings without joining first. Brian would like to invite OBENA members. Socials are always open to anyone who lives in Elphinstone.</p>	René



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6. PAC	<p>Tamara was elected as PAC Chair for next year and she has managed to fill every position on the executive – good news.</p> <ul style="list-style-type: none"> • 6 days left of school as of tomorrow. • Indigenous day today – a First Nation member took all classes on a nature walk to explain things of cultural significance. • This is Grade 7 Grad time – 38 students will graduate with 26 kindergarten students attending them. They have been granted permission to collect and use eagle feathers during the ceremony. • 23rd is sports day – pizza, field trips, yearend social event next Wednesday on back field BBQ hotdogs music etc., kids performances – everyone is welcome. • The PAC gives an annual bursary to an Elphinstone grad - \$1,000 to an alumnus from K-7 at Cedar Grove. 	Tamara
7. APC	1. There was no APC meeting in May or June.	Rod
Comm Reports		



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<p>Chaster House / Park Standing Comm.</p>	<p>We have been encouraged to apply for a community led improvement project for Chaster Park and the committee has the start of a plan to beat the estuary back and extend the park. They need a study done by a coastal engineer to advise the best way to deal with this and provide a more detailed plan. SCRDR responded by confirming this will be considered as part of their budget deliberations. They gave some advice:</p> <ul style="list-style-type: none"> - We need community commitment to that park and a project going ahead there – we need people writing letters to Donna and RD Parks – somehow show the community uses values this park. Please help this effort. - Give them good reason to choose to fund a project in Chaster Park – show urgency of the need to do it – i.e. erosion on the bank, before and after photos and describe degradation. - Community funding - can we provide any money – grants etc. need to explore what might be out there. <p>Q – is the area commercial because of BB Lodge would they have a vested interest. Brian explained the owners have had high expenses themselves to remediate after storm damage.</p> <p>If people have ideas or would like to assist, please contact Brian.</p>	<p>Brian</p>
<p>Website Standing Comm.</p>	<p>The website is useful for people to access items that are posted - e.g. the social poster is on the website so you can print out and distribute among your network as well as post on notice boards. David would like us to review the website and send him thoughts and suggestions.</p> <p>René will talk to Faye Kiewitz to see if she'll promote the website in her column.</p>	<p>David</p>



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<p>Socials Standing Comm.</p>	<p>Sunday 3pm potluck – bring own dishes and take them home – bring something to eat, something to share. Will there be a second summer social? – proposing maybe near end of August or October? Short discussion – do we need 2 summer socials? Clint requested anyone with ideas/input please email him.</p>	<p>Clint</p>
<p>Trails Standing Comm.</p>	<p>1. No report.</p>	<p>Brian</p>
<p>Area E Roads Standing Comm.</p>	<p>1. Still just strategizing, nothing happening in a hurry – planning involvement and whose doing what. 2. Rumour has it that Gundula from MoTI is resigning although this has not been formally confirmed. She was appreciated and deserves a letter of appreciation. Brian will work with the Roads Committee to draft something up to be ready if and when we have confirmation.</p>	<p>René</p>
<p>RR Forest Standing Comm.</p>	<p>Ongoing – SCR D applying for tender over Reed Road Forest. A postcard was distributed to all mail boxes from ELF – please sign and send the postcard in the mail.</p>	<p>Hermann</p>
<p>Neighbourhood Associations</p>	<p>OBENA meeting – minor discussions, Sept 9 is their summer social, talked about the Creek, beach fires.</p>	
<p>8. Old Business</p>	<p>None.</p>	



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9. New Business	<ol style="list-style-type: none"> 1. An idea was put forward that we may want to consider a Bursary or a Scholarship for an Area E student perhaps with a course of study outlined such as environmental. Trish has agreed to put this into the next budget for consideration. 2. René suggested that we could invite a student to attend our meetings. This was done in the past and worked well. 3. Liability insurance update – discussion and research still ongoing as to what we might be able to do for small ad hoc volunteer groups to cover liability. 4. Hall rental increases coming – no information provided yet. 5. Clint to chair the next meeting on September 20th. 6. Guest speaker for Sept – Rod put forward that we may want to have more of a networking tea and cookie after Donna’s update since many people will be just getting back in the swing after summer. Further discussion on this needed. Any ideas anyone? Please get back to Lucie. 	
10. Next meeting	<ol style="list-style-type: none"> 1. Summer social Sunday June 25, 2023 4-8pm Chaster House. 2. No meetings July and August except another Summer Social? TBA. 3. Board meeting September 13, 2023 via zoom. 4. General meeting September 20, 2023 – Frank West Hall 	
11. Adjournment	Motion to adjourn - Trish 8:55pm.	

Presentations

Donna McMahon, Area E Director, SCRD

Property tax presentation

Please see Donna’s slides in the attached document. Here are a few notes to go with them:

Utility Bill - curb side collection and water - no capital costs on the utility bill.

Tax Bill - Ad Valorem means calculated according to your tax assessment – add land value and improvements times rate. Some are set by the province – 40% of her tax bill is provincial.



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Parcel tax – per property, not by size or value, everyone is charged the same regardless.

Key slide – precise tax rates for Area E – from P43 of SCRD Financial Plan – you can find every different rate SCRD is charging. You can work out how much you pay for specific services such as fire.

Financial Plan SCRD - all details can be found here if you're interested - [Sunshine Coast Regional District \(scrd.ca\)](http://www.sunshinecoastregional.ca)

Sources of revenue pie chart - more than $\frac{3}{4}$ of income is based on charging residents for services; grants are now 18% of budget; RDs handle all the loans even for the municipalities.

Who pays the taxes? - 86% of tax base is residential followed by utilities, industry, business, managed forest, recreation, farm all much smaller amounts - Area E 96.75% residential taxes.

Operating expenses - rec/parks/5 rec facilities biggest expense; transportation – transit; water and waste; garbage; health is the cemetery; protective is fire.

Capital expenses - water and waste is the biggest followed by rec - \$3M to fix rec centre roof; then there are 9 wharves which are a huge expense to maintain and difficult decisions will have to be made around these in the upcoming months.

Human Resources – SCRD employs 243.56 FTEs not including casual and seasonal - rec etc biggest, water garbage next; fire chiefs and administrative.

Area E – where taxes go – rec; protective services; transit; garbage – landfill; cemetery.

Service grid by function and area from page 87 of the Financial Report – illustrates the expenses and which area pays for which service – helps her figure things out during budget discussions. Can look at capital costs coming up in future.

Call volume to fire dept – going up all the time really stressing the vol fire depts.

Fircrest Street Lighting - 36 properties – each paid \$16.19 for street lighting. This is the way it was originally set up. Good illustration of how important setting up the services is – staff spend more time administering this type of set up.

Soaring assessments and property tax – Donna shared 20 years of her personal taxes from 2003 – 2023 showing the increase of 189%.



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There is a lot of pressure on local govt not to raise taxes – but we needed increases in the past which were not done and now we have no choice but the raise taxes.

Donna's Report

- National Indigenous People's Day and summer solstice – Sechelt and the Nation have organized activities to celebrate Syyiyaya Days.
- June 1 – Committee of the Whole received the Regional Growth Strategy consultants reports – p74 of agenda shows areas for development or not. Recommendations from consultants - [2023-JUN-01-Special-COW-Agenda-Package-1.pdf \(scrd.ca\)](#).
- Attended swearing in of Chief and Council on June 10, old council handed over to new.
- Wharves – SCRD now inspecting all 9 wharves – Hopkins has to be closed as unsafe, people unhappy. \$500,000 needed for repairs and that's not full remediation. She voted against it. New Brighton Dock also an issue as the Squamish Nation want to divest. SCRD can't afford to maintain all of these ports, some may have to close.
- Wildfire on Sunday on Mt Elphinstone – appears to have been started by lightning. BC wildfire service track lightning, saw it and put it out.
- Rumour mill – surveyors spotted in power line corridor – MoTI surveyors following up on bypass study. Results to be released soon.
- Meeting with MoTI last week – S bend engineering needs major fix, plan due this fall.
- Corridor review – this is game plan for the highway – next project Sechelt.
- Fitchett Road development old Redi Mix site – will be a modular home park 60 units in three construction chunks.
- Affordable housing – ToG presenting finding on rental housing by Affordable Housing Committee
- She's looking into a project to support homeowners to retrofit homes through grant programs. May not be a fit for RDs. Q - re underground type heat pumps and potential pollution of aquifer– not an issue now as these have proved too expensive to install.
- SFU/Tyee discussion on how to survive climate emergencies – recommendation is to have insurance information on your phone in case of quick turnaround on evacuation.
- E-bikes – see her newsletter – ToG doing bike survey TRAC surveying cyclists to find out where parking is missing – e.g., Black Fish Pub.
- Labour Council – she was guest speaker at their meeting. They are launching Care Can't Wait re lack of LTC spaces – new building will have 20 more beds - wildly under resourced – shortage of 100 beds.
- She went bat watching – Wildlife Association, watched them at Banditry. BC wide bat count.
- Coastal Marine strategy consultations – one Fed and one Provincial. Kate Louise (Area F) is monitoring.
- Tomorrow sneak peek at strategic planning upcoming.



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- Donna advises everyone - put your property taxes on installment.
- Insurance requirement for non-profits – still working on. Could check out Intact.

Q - Re wharves – give the local community the cost of replacing/fixing and ask them if they're willing to pay.

A - Areas B,D,E, and F pay into the wharves even if they don't have wharves in their area. But people in those areas who have boats do use them. We're talking about \$15M to bring all of them up to standard. Ramps are used and cheaper to maintain. It's going to be an ongoing and difficult discussion.