

AGM – April 22nd 2025 - Draft

AGM – April 22, 2025 7:00 Upper Hall

Present:

Jocelyn Anderson ,Jim Atkinson, Wendy Bentley, Margaret Bisco, Sue Bosecker, Eddie Brooks, Ferne Brown, Merv Brown, Ron Burchett, Wendy Carey, Bruce Carey, Marie Caron, Pat Collinson, Malcolm Crockett, Andrea Davis, Keith Digby, George Donnelly, Tracey Donnelly, Charlotte Fisher, Devon Fisher, Kenneth Fisher, Robin Fisher, Teena Hardman, Laurie Hatton, Aileen Holland, Gabor Horvath, Lisa Horvath, Courtenay Jansens, Doreen Knight, Charles Knitsch, Edward Lebitschnig, Deb Lebitschnig, Karen Lebitschnig, Rick Lebitschnig ,Rod Leidenius, Nora Leidenius, Laura Lockhart, Lloyd Lockhart, Linda Lockhart, Joan Lye, Annette MacDonald, Wayne MacDonald, Patrica McMahan, Ryan McMahan, Catherine Merrill, Charlie Nixon, Frank Redenbach, Heather Redenbach, Daniel Robin, Maria Rose, Jeremy Rozenboom, Craig Slee, Wendy Slee, Terry Symborski, Louise Violette, Rhiannon West, Holly White, Levi White,jr, Levi White, Marlaine Williams, Grayson Challis, Bobbie Joe Dunford, Cynthia Pronick, Cory Redenbach, Donald Allingham, Craig Hickson, Catherine Brooks, Elaine Layman(acct), Chris Justice

WELCOME

CHAIR: Rick Lebitschnig

Approval of agenda: Moved by Malcolm Crockett – **M/S/C**

Minutes:

Approval of March 14/24 AGM minutes – Moved by Lloyd – **M/S/C**

Approval of May 30/24 SGM minutes Moved by Lloyd – **M/S/C**

Approval of Nov. 14/24 SGM minutes – Moved by Malcolm – **M/S/C**

Guest Speaker: Elaine Layman, Chartered Professional Accountant, presented the Compiled Financial information as at December 31, 2024. Report attached.

Motion to accept the report as presented – Moved by Tracey – **M/S/C**

Guest Speaker: Chris Justice – Representative for North Cowichan

- Upgrade to the pool for underground piping has been approved. Cost will be \$325,000 with work starting in Sept. Pool will open for season on July 1st.
- With regards the ferry terminal and the non-work by B.C. Ferries the Muni is putting pressure on BCF for a proper access road. Spoke to BCF asking for a meeting with Muni and Crofton residents to address the concerns. Will a two ferry system reduce the problem or add to it.
- With regards the Twin Gables Motel – the Muni has spoken with the owner asking for a voluntary clean up of the property. The Muni could force the issue but has not done that yet. It is an on-going concern.
- Concerns with regards the servicing capacity of the region. There are way more building applications than can be handled. Currently the servicing for water and sewage in the municipality can handle an additional 4,200 homes and there are applications in for 10,570. In Crofton we have capacity for 192 homes above what already exists and there are applications for 1,200.
- With regards to clean up of the copper slag on the beach. This is beyond the municipality’s ability to deal with but with concerted and sustained pressure from the public the problem can be brought to the attention of the provincial and federal governments.
 - Devon suggested we have a sign put up warning of the toxic danger of the black sand.
 - Dan added that from what he had learned in the past – “If you put a sign up – you own it”
 - Dan also mentioned that in 1904 Mr. Croft, who owned the mine. Was fined \$1,800 for polluting. It would be of interest to learn what happened to that money and what interest it may have accrued from that date. Possibly enough to effect the remediation.
 - Craig will help with starting a petition.
 - Malcolm to convene a focus group
 - Chris suggested that a starting point would be a letter from a group of citizens to the strategic planning department.
 - Keith questioned if there is evidence of the toxicity of the sand has actually injured someone. Could be used as part of a petition.
 - Dan replied – the “pen is mightier than the sword” We should start a petition.

- Muni spoke to Mosaic about the need to clean up debris after a log dump.
- Paving of Chaplin St. still undergoing talks.
- Firefighter only parking signs are now down on Robert St. and the Fire Hall will be having an open house May 3rd.
- The municipality has a new councillor, Beckie Hogg, and it would be nice to invite her to a future meeting.
- Marlaine Williams brought up concerns about unlicensed motor cyclists and ATV's running up Robert St. to the roads and trails around Crofton Lake and causing a lot of noise and disturbance. Chris suggested checking with Bylaw office as well as the RCMP. Also, forester might have an ability to stop them. Same problem is occurring throughout the town. Craig suggested phoning RCMP on non-emergency line.
- Fern Brown – Adelaide St. is “bumpy” again over the creek and needs to be looked at.

President’s Report: Rick Lebitschnig –

Once again it is my pleasure to make this report. We have accomplished much this past year that you will hear about in the reports from committees and I will try not to steal their thunder.

I have to thank all of our directors for their efforts during the year working with our members, volunteers and staff to tend to the day-to-day operation of the hall and hosting of events. This is a very generous gift of time and talent by the directors and members; we couldn't do as much as we do without it.

I am happy report that our bylaw amendments were approved by the membership and filed with the government and emailed to our members. I hope that there will be fewer big items like that in the coming years.

Regarding the civil claim against the society and some of the directors, I am pleased to include a statement prepared by the insurance company lawyers with wording agreed to by the parties. *“Dan Robin commenced Supreme Court Action VIC-S-S-245066 in the Victoria Registry in February 2024 against the Society and a number of its directors. On April 14, 2025, the parties agreed to dismiss the action on a without costs basis by consent. This means the Action will be dismissed by the court as if there was a trial on the merits.”*

I can report that since the above wording was agreed to by the parties, the Consent Dismissal Order has been filed by the court.

If a court dismisses an action "as if there was a trial on the merits," it means the action is being dismissed as if it had gone through a full trial and the plaintiff's case had been found to be unsuccessful based on the evidence and legal arguments presented.

Point of Order – Dan Robin –

- With regards the Court action referred to in the President's remarks. Any information that will be brought to the membership at a meeting should be discussed ahead of time and be placed on the agenda.
 1. I, Mr. Robin, agreed to the language italicized and published within the President's report.
 2. The paragraph that reads "if a court dismisses an action..." was added by the President.
 3. While Mr. Robin agrees to the order to dismiss the action as if there was a trial on the merits, he has made no concessions on the merits of this case.

We have several committees which you will hear from. The contribution of committees benefits the hall and our community. I thank the chairpersons and committee members for their many volunteer hours and hope that our members, new and old, will participate in our committees and/or volunteer at our events. Anyone interested in a committee, please introduce yourself to the committee chairperson, ask questions and join the committee that interests you.

You will see that the hall looks great, having had the exterior painted and roof pressure washed. Thanks go to Lloyd Lockhart and the maintenance committee for overseeing this work. I know they have more projects planned.

Thank you all for your contribution last year. I look forward to working with you in the coming years.

Rick Lebitschnig

Committee Reports:

Bar: Tracey Donnelly – It was a very good year. Thank you to Robin, Rick, Laurie & Phillip for helping in the bar.

Bursaries: Robin Fisher – We will be calling a meeting to review the applications. Watch for a notice of the meeting coming soon.

Bylaws: Nothing to report

Catering: Robin Fisher –

- We have been very busy and a big thank you to all the members that volunteered to help.
- Also, a big shout out to Deb & Karen for still plugging away.
- We just finished doing a big junior hockey tournament dinner.
- Big thank you to Crofton Shop & Wash. As part of our volunteer network, they do our laundry for us and they also sell our event tickets.

Entertainment: Tracey Donnelly

- We had a very good year. We did Xmas parade, Seniors' Xmas luncheon, Halloween, movies in the park, dances and Crofton Day.
- Our next event is a strawberry cream tea/theatre on June 22nd.

Treasurer: Robin Fisher – Budget report circulated.

Motion to Adopt the Budget as presented – Malcolm – **carried**

Hall maintenance: Lloyd Lockhart

- Also – a very busy year with maintenance.
- Outdoor cleanup is done.
- We did a clean out of the storage shed and water proofed the walls.
- We need to paint the deck and trim.
- Plan to start the basement storage area clean out
- Spring outdoor cleanup starting soon
- Catering is having some problems with one of the ranges and a fridge – looking into replacement)
- OBT – everything is looked after for now.
- Big shout out to the volunteers that helped with the garage clean out.

Membership: 69 members and guests present tonight

Osborne Bay Terrace:

- Common area painting has been completed and looks very nice.
- Insurance appraisal has been done and submitted
- Lawn mowing is happening

- Annual compensation survey has been completed and accepted by B.C. Housing.

Rentals: - Robin Fisher –

- Also super busy! 30 rentals in March & April.
- Youth group starts meeting downstairs in mid June.
- Tai Chi, union, VIHA and other rentals move upstairs during this time.

Seawalk: Dan Robin

- Meetings with Shawn Mason
- North Cowichan to standardize equipment throughout this region
- North Cowichan take over bench program.
- Phase 4 will not go ahead
- Malcolm – we should be stewards of the foreshore.

Sick & Visiting: Doreen – was sick, I was hurt, I recovered, then went away for a holiday so don't know how the rest of the community is doing.

Special Projects: Ron –

- Give Lloyd a hand – the place looks marvelous!
- Still waiting for the new property lines to be complete
- It now goes three three readings of council before it is complete.
- Maria questioned if the shed required \$30,000. Lloyd explained it is just the budgeted amount. We have the material to complete it now. The shed is deteriorating and should be repaired now. This will free up storage from the garage area that can be renovated for rental space.

Treasurer Report:

- Budget report circulated.
- Discussion on report
- Lloyd mentioned he had a request for outdoor space during summer by Tai Chi. The deck could possibly be used.
- Malcolm requested a second opinion on ethical funds and possibly getting a second opinion other than R.B.C.
- **Motion to accept the budget as presented** – Wayne MacDonald
M/S/C

Election of Officers: Laurie Hatton, head of Nominating Committee
Election officers: Craig & Wendy Slee

- President: – nominated - Rick Lebitschnig– elected
 - Dan Robin
- Vice-President: - nominated – Malcolm Crockett – acclaimed
 - Dan Robin – declined
 - Jim Atkinson - declined
- Treasurer – Robin Fisher – acclaimed
- Secretary – Sue Bosecker – declined
 - Tracey Donnelly – acclaimed
- Four Directors for a 2yr. term – nominated
 - Jim Atkinson - acclaimed
 - Dan Robin – declined
 - Ron Burchett - acclaimed
 - Sue Bosecker - acclaimed
 - Doreen Knight - acclaimed
- Three directors for a 1 yr. term – nominated
 - Steve Fisher - acclaimed
 - Laurie Hatton – declined
 - Teena Hardman - acclaimed
 - Deb Lebitschnig – declined
 - Marlaine Williams – declined
 - Lloyd Lockhart – declined

Motion to destroy the ballots: Wayne MacDonald/Teena Hardman
M/S/C

Next monthly meeting: May 8th

Motion to adjourn: Tracey Donnelly – M/S/C 9:08

Recording Secretary: Sue Bosecker_____

Approved by: Rick Lebitschnig_____