

**Mount Cain Alpine Park Society  
Board of Directors Meeting  
Saturday, June 12, 2010**

**Minutes**

**Directors:**

Tony Madsen  
Trevor Hatelt

Jennifer Lash  
Dean Davidson

Don Mancell  
Peter Knott

Darren Rowsell  
Devin Miller

1. Call to Order 3:40
2. Adoption of Minutes from April meeting  
Move: Pete Second: Devin  
Opposed: none

3. Cabin Tenure revision survey (20 minutes) *Don*

Don presented survey results and resolution (attached). Clear support for individual leases. Suggested we get a letter fro Ministry of Tourism to formally start the process as soon as possible. Once this is received Don will call the surveyor. The tobogganing hill will be gazetted as a road. The survey also showed support for new cabin leases only if the funds go to RDMW and eventually MCAPs.

Based on the summary of the survey, the following resolutions was passed.

**RESOLUTION OF THE BOARD OF DIRECTORS MOUNT CAIN ALPINE PARK SOCIETY ( MCAPS)  
this 12<sup>th</sup> Day of June , 2010**

**Whereas** the Province of British Columbia ( Ministry of Tourism Culture and Arts "MTCA") has advised MCAPS in writing that the current Licence of occupation(LOC) for the cabin area at Mount Cain will not be renewed when it expires in 2013

**And Whereas** MTCA is currently completing a Master Plan for the Mount Cain Ski Hill that will include an offer of individual leases for the Cabin Area at Mount Cain as indicated in their correspondence to MCAPS dated March 31, 2010

**And Whereas** the Regional District of Mount Waddington(RDMW) has expressed their support for individual leases for the cabin area in writing by a letter to MCAPS dated March 30,2010

**And Whereas** the Board of Directors of MCAPS held an open house on the tenure options for the cabin area at Mount Cain on April 2, 2010 attended by 33 cabin owners where different options and ideas were discussed and it was decided to send a survey out to all the cabin owners on this issue.

**And Whereas** 46/52 surveys were returned to MCAPS along with letters from 2 more cabin owners for a total of 48/52 responses.( a copy of the survey results are attached to this resolution)

**Based on all the information before the MCAPS Board and the results of the recent survey Be it Resolved that the following resolutions be approved ;**

1. That forthwith an official request in writing along with the survey results be sent to MTCA requesting the cancellation of the current LOC over the cabin area at Mount Cain with the Province of BC and requesting to proceed with offers of individual leasehold tenures to each of the cabin owners at Mount Cain from the Province of BC and that a copy of this request be sent to RDMW. The cancellation of the LOC shall be contingent and concurrent with the issuance of individual cabin sites for the cabin area

2. That MCAPS prepare a draft of a Cabin Owners Agreement that closely mirrors the existing rules and structure that governs the cabin area in order to keep this cabin area as similar as possible to its current structure . This cabin Owners Agreement will contain provisions that closely mirror existing policies that have evolved over time for the cabin area such as :

1. Size and location of cabins and type of structures allowed on leasehold lots(similar to what we have now ie no fences etc )
2. Skidoo Policy
3. Pump and Haul Policy and compliance with VIHA regulations
4. Quiet Hours
5. Parking
6. Allocation and implementation of an annual self assessed cabin area improvement fee
7. Election by the Cabin owners of up to 5 representatives of the cabin area to liaise with the MCAPS Board on issues in common between the cabin area and the ski hill
8. Provision to change the cabin owners agreement with 75%- 80 % (to be determined) majority of all cabin owners in favour of a change
9. Provision for the granting by each Cabin leasehold interest to allow other cabin owners and /or guests to cross over their leasehold tenure for the purposes of accessing ski runs and roads ( same as we do now )
10. Compulsory signing of the Cabin owners agreement by all cabin owners and when selling a cabin compulsory assignment of this agreement to a new owner
11. Penalties for non compliance

This Draft Cabin Owners agreement will be circulated to the MCAPS Board for a initial approval and then emailed and or /mailed out to all cabin owners for any comments before final approval by the MCAPS Board

3. That upon MCAPS receiving a letter of intent from MTCA to offer cabin owners individual cabin sites to immediately hire a BC Land Surveyor to prepare a survey plan of the individual cabin lots and roads for the cabin area to the satisfaction of MCAPS , RDMW and MTCA . Such survey to be completed this year. (some rough estimates of cost have already been received by MCAPS) and that the instructions to the BC land Surveyor be to create contiguous lots ( i.e. no crown land infill between lots )

4. That since MCAPS received all revenues from the sale of all the Lots at MT Cain to date and since the volunteer base at Mount Cain largely comes from the cabin area and since the change in tenure from the LOC to an individual lease model is being imposed ultimately by the Province of BC on the cabin owners that MCAPS pay 50 % of the cost of the survey of the cabin area. Provided if MCAPS receives proceeds of sale from any more cabin sites that MCAPS bear 100% of the cost of the surveys

5. Provided the future sale proceeds for the sale of any new cabin sites at Mt Cain go either to MCAPS or RDMW That MCAPS requests 5 more cabin sites from the Province of BC to be placed in the existing cabin area and allotted under the terms of the current LOC either to MCAPS or to RDMW thus increasing the number of pre leasehold sites from the current 52 to 57. If new cabin site are issued to RDMW then MCAPS to negotiate with RDMW to receive proceeds of sale of any cabin sites for future improvements on the ski hill

Move;Pete Second:Dean

In favour: All

Opposed: None

### Cabin Owners Agreement

Subcommittee for Cabin Owners Agreement: Don, Jennifer, Tony

We will have an initial draft by the end of July and seek Board sign off by the AGM.

Copies will be handed out at the AGM and we will seek feedback from cabin owners.

We need to send email to cabin owners explaining process: ask Cindy to do this

Deadline for final draft: when we actually get the licences – end of the year

#### 4. Financials (20 minutes) *Cindy*

14,000 from generator – Stuart if taking this on. The money will remain available for installation and other wring needs

37500.00 remaining from Kaptiany lodge. Needs final report. Wendy just wrote the final report and sent it to ICT. Needs to be sent to CST. We have asked her to do this.

12465.00 worth of invoices that we can send to ICT for Kaptiany. Then we will get another 12,000.00 in hold back

5. Ticket Process: agreed to leave ticket prices at 2009/10 amounts

#### 6. Old Lodge Kitchen upgrade (20 minutes) *Tony*

Kitchen needs to have work done on it including more counter space, more storage, commercial kitchen quality counters and sinks, etc. However there were some concerns

about spending too much money now if the lodge is going to be rebuilt. Concern was also expressed about getting the volunteers to help.

Motion The Board approves up to 25,000 for kitchen to be spent over 2 years. The first year will include including rough in of new space and new sink.

:Move: Peter Second Devin

Peter, Devin and Shaun will work together to manage this project

7. Ski Shop Equipment purchase (5 minutes) *Darren*

We have approved up to 19,000.00 in a previous motion made by email. Things are on track to purchase the equipment based on this amount.

Darren requested an additional 1000.00 to build helmet drying system for helmets

Resolution: The Board approves up to 1000.00 to build a helmet drying system.

Move: Darren Second: Tony

Board member in charge: Darren

8. Road maintenance work (10 minutes)

Some grading has been done – to Joe Rock

If we hire Dennis we can get the grading finished and some road improvement

This will cost 8000.00

Motion: MCAPS hire Dennis Swanson to complete the grading of the road and do road work in some areas up to 8000.00

Move: Peter

Second: Don

9. Equipment maintenance / planning (10 minutes)

Dennis says we do not have a maintenance schedule. He pays 5000 per month per machine for machines working full time. We should be looking at 20,000.00 budget per year to keep them working.

Turntable on the main blade on the grader needs to be repaired. We should get a quote on this. Ed should get the quotes from black cat, Finning, and C&R metal fabricating

We need a maintenance schedule. Tony will talk with Dan Clair about helping come up with one. Tony will let Ed know about this.

We should coordinate with Dean before purchasing supplies for graders.

10. AGM and work party date (5 minutes)

Cindy will organize. AGM on 17<sup>th</sup>, work party on 18<sup>th</sup>

11. Mountain Operation on Mondays (5 minutes) *Peter*

The Board agreed not to be open on Mondays because there are not enough people or enough staff to run the hill. However we are considering being open on spring break. To help make the decision, we need more information. information will be gathered by the following people:

*Dates – Jennifer*

*Packages - Jennifer*

*Advertising: ?*

*Ski School - Darren*

*Staff – Dean*

12. Director positions (10 minutes) *Tony*

- a. Shaun is taking over buildings and operations
- b. Advertising and PR – Peter, Max Odendag (new brochure, website)
- c. Special Events – Coast Guard Pete – not a director
- d. Everyone is coming back as directors (not sure about Ed)
- e. RV park, parking lot - Trevor

13. Event pinnies (5 minutes) *Jennifer*

Motion: up to 3000.00 for pinnies. 100 for races, 50 for powder puppies.

Move: Tony Second Pete

14. Road use agreement renewal (10 minutes) *Cindy*

One year extension.

15. Ski Patrol Training (10 minutes) *Devin*

Motion: MCAP Sponsor two OFA3 for ski patrol if required

Move: Devin Second: Darren

Patrol Building – needs trim inside, coast and seal floor, kitchen needs to be reorganized, needs new door downstairs, move trailer behind the patrol shack.

Signage – need more signs. Need metal ones done professionally. Devin and Dean will work together

Devin will prepare a budget for the August meeting, will include signs,

Will organize patrollers to help

16. Naim's Cabin (10 minutes) *Don*

Bill Hunter has seen Naim's cabin and he will deal with it.

17. Board Meeting – Septic Saturday – Aug 28<sup>th</sup>

18. Staffing:

- Campbell's resignation
- Not getting Luke back to run the groomer

## **Appendix 1:**

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### **MOUNT CAIN CABIN AREA SURVEY RESULTS as of June 9,2010 :**

**NOTE :** We have received **45 /52** surveys to date and **2 letters** from people that expressed opinions but did not complete the survey so our response rate is **47 /52** cabins or a **90 %** response rate . The results for each question are posted below each question;

- 1 Do you wish to entertain an offer of an individual lease for your cabin site with the Province of BC in conjunction with a Cabin owners Agreement as discussed this year?

**YES- 43 NO- 2**

2. Do you want to wait 3 years until the current Licence of Occupation changes to an individual lease model then and renegotiate this issue 3 years from now?

**YES-1 NO -44**

3. Do you want MCAPS to engage in legal and or political opposition to the forth coming offer of individual leases for the cabin area in favour of some other form of tenure?

**YES- 3 NO -42**

4. If the cabin area moves to an individual lease model are you in favour of MCAPS continuing in its current role in the Cabin area with input into issues in common with the ski area?

**YES- 41 NO- 2 Did not answer -2**

5. If we move to an individual lease model are you in favour of signing a Cabin Owners Agreement that will closely mirror the current rules presently designated for the cabin area?

**YES- 44 NO -0 Did not answer -1**

- 6 If we move to an individual lease model are you in favour of MCAPS contributing to the cost of the survey of the cabin area 100%, 50% or 0%? Please pick one of the choices

**100% - 27 50%- 12 0%- 6**

7. Do you wish MCAPS to apply for more lots for the cabin area (we have been told we may get 5 which we have determined will fit in the existing cabin area) if the proceeds of sale go to the Province of BC and not to MCAPS

**YES- 2 NO- 43**

8. Do you wish MCAPS to apply for more lots for the cabin area (we have been told we may get 5 which we have determined will fit in the existing cabin area) if the proceeds of sale go to MCAPS and not the Province of BC

**YES -40 NO- 4 Did not answer -1**

9. If we go to an individual lease model are you in favour of asking for smaller lots with crown land infill between existing lots ?

**YES- 9 NO- 36**

10. If we go to an individual lease model are you in favour of asking for contiguous lots (ie all lots will border each other and only roads would be excepted from individual leased property)

**YES- 38 NO-7**