



**Mount Cain Alpine Park Society 2023-24 Season  
February 6, 2024. Board Meeting Minutes**

Location: Hybrid - [Feb 6 board meeting teams](#)

[link](#)

Name	Director	Executive Role	In Attendance
David Mazzucchi	Grants	Chair	yes
Dean Hunchuk	Buildings and Construction	Vice Chair	yes
Eric Sprenger	Technology	Treasurer	yes
Dave Steele	Operations- Lifts	Secretary	yes
Erin Pickering	Communications		yes
Greg Muirhead	Patrol		yes
Christian Tuters	Ski Shop and Snow School		yes
Darren Anonson	Operations- Snow Machines / Events		yes
Mike Green	Operations- Road/Generators		yes
Lynette Tanaka	Human Resources		yes
Drew Nagainis	Occupational Health and Safety		yes
Alec McBeath	Administration		yes
Dazy Weymer	Summer Operations		yes
Vacant	RV Park		
Vacant	Hospitality		

**Agenda:**

**1. Land Acknowledgement**

Mount Cain, located in the territory of the 'N̓amgis First Nation. The mountainous area known as Papikalan in Kwak'wala, meaning "place of marmots". The Mount Cain Alpine Society honours and respects our relationship with this Nation and is grateful to be able to recreate on these lands.

- 2. Adoption of the Jan 6 2024, minutes**  
- Revisions required

**Motion to accept January minutes**

Motion: Dave Mazzucchi

Second: –reg Muirhead

Additions and Adoptions of the February 6<sup>th</sup> agenda

-Arrange speakers / directors report list to better reflect boards priorities *EP*

Dean Hunchuk – David M – Dave Steele at the top

- Additions - nil

Motion

#### *ACTIONS*

- RE CERIP David M will follow up with grant administrator and provide an update to board via email Board Members to Check Email for Update. - *“Applied for an extension to March 31, have not heard back yet” COMPLETED*
- Dave, Drew, and Greg WCB site visit and CWSSA follow-up regarding avalanche assessment. Will be in contact with WorkSafe, *plan to meet at the end of Jan, and will wait until hill is operational. - POSTPONED*
- *David M member follow up letter – In Progress*
- *Sean Little to enlist RV tenants to complete railings etc. to finish RV outhouse...In Progress*
- *Dean H Drought Contingency to be added to planning document and Water System ERP. COMPLETED*
- *Dave S. Signage Updates- In Progress follow up with Alec McB*
- *Drew And Greg – Avalanche Plan Update In Progress*

### **3. Directors' reports**

#### **Dean Hunchuk - Buildings and Construction - Vice Chair**

1. Lodge project –
  - New Wood Stove and Pipe installed – additional heaters may be required on the 3rd and 4<sup>th</sup> floor (surprising with new insulation).
  - Electrical completed.
  - Septic system – 5000-gallon tank this year – signed by engineer and application submitted.
  - Ski shop – Phase 1 completed – Phase 2 - back of ski shop to be finished in late spring/early summer.
  - Kitchen fan – belt replaced – seems to be working better but a new fan may still be required.
  - New washrooms ready – Jean-Luc and Campbell seem to be pleased.

- New kitchen on 3<sup>rd</sup> floor was installed this week.
2. Washrooms
    - L1 “Composting” toilets 95% complete (NO URINALS)
    - New RV Park outhouse – 90% complete – need to complete application ASAP.

**Complaint received by VIHA water inspectors.**

    - *Dean Hunchuk to take conversation offline with Drew Nagainis and generate a resolution that satisfies VIHA.*
  3. Fire extinguishers – getting some hydrotested and re-certified. Lock2Fit will do a site visit in March to do remainder of extinguisher not requiring hydrotesting. Will also look to do locks on shop.
  4. Drought contingency planning document – needs to be added to Water System - Emergency Response and Contingency Plan by January 31, 2024. - **Completed and Submitted.**
  5. Kapitany received new heating system and hot water system.
  6. Shop lighting to be completed this season by Strathcona, and will be aiming to complete this season.

March 31<sup>st</sup>, report is due for full accountability of funds spent. Dean aiming to have everything buttoned up by the end of February 2024. No later than 2weeks into March.

Christian: Question about funds being used for the back of ski shop to ensure everything is all buttoned up. DH answered question, that this will be taken care of

Erin Pickering: Suggested an action item with Dean to have a complete list of items that have been accomplished published out to membership.

Mike Green: delivering Kudos to Dean about being perfect and hitting our targets. DH we will have spent 100% of our grant but maybe some additional money will need to be put forwarded from our own coffers. Won't be anywhere close to spending the budgeted additional 400k that was set out originally. Looking to have an additional 25-30k if needed.

### **David Mazzucchi - Director of Grant Applications - Chair**

CERIP 2023 progress and 75% expenses reports submitted.

Telephone meeting with BC Tourism Sustainability – Primary focus on climate adaptation and secondary focus on energy management. We should try to highlight our green initiatives in our communications with the public more.

- Very happy with what MCAPS has done. Photos have been sent to them over the moon with joy.

- BCTS has been to Cain and gets it. Phase 1 get paired with an advisor, then we get ranked, and then out of total applications, 120 businesses are chosen, then we can apply for a grant for tourism sustainability.
  - o Chose to focus on Climate Change Adaption and energy management. The big one is climate change adaptation -> building a road so we can get a-passenger van to L2. In ow snow years we could open the upper lift when the lower lift can't be opened.
  - o Energy Management – changed L1 to electrical generator run off a diesel generator, and high efficiency light bulbs using less diesel

#### **Dave Steele - Operations- Lifts – Secretary**

- L3 Motor (original) at Klassens Diesel – will be evaluated for rebuild.
- Technical Safety BC wants to inspect Upper Lift and Bunny Hill, I've had a conversation with TSBC

#### **Darren Anonson - Operations- Snow Machines / Events**

Grooming is ready to go once we have snow.

Like all the other departments we are rolling with the punches in Events, rescheduling Cain Cup and Backcountry Fest. I've heard back from a couple sponsors who are good for the new event date. Everyone understands our situation.

#### **Alec McBeath - Administration**

Nothing of significance to add now. Will investigate cutoff dates to reduce premiums on insurance. Email sent, waiting for confirmation reply.

#### **Dazy Weymer - Summer Operations**

Discuss the decision-making process for the board

Text message communications, surrounding the opening weekend followed by email from the Chair to announce we were opening.

Prior board experience lends a suggestion on how the Chair makes decisions.

Dave Mazzucchi: empirically, it has always been chair's decision after speaking with parties involved i.e. Grooming, patrol, snow school, and directors on the hill, then after weighing all information and input is collated, a decision is made.

Communications sent out on changing the meeting time, and some input on whether they can or can't make meetings.

Alec: Comments surrounding the process of decision making. Lots being decided by executive or chair about more than just operations and feels there needs to be more communications and more board discussion when making decisions. Chair to involve the board more in decision making process.

Dave M: Anything that might involve cops or lawyers should be restricted to the executive – prior experience and based off training that was given. Less culpability for the board when Chair makes a decision.

Erin P: Previously we had an email discussion chain, and we came to a consensus with those main departments and then the chair being the person to say the yeah/nah on Tuesday so that we can get comes out. The meeting schedule did not consider the new members of the board, we had been operating on this as an alternative date in past years -- but you are right Dazy we should have checked in before assuming.

Email discussion rather than text messages. Texts should be to inform board to ‘check your emails’ only.

Eric: Feels the meeting invites are sufficient and are working well. Agrees with Alec about the bigger decisions that need to be made and the points made.

Dean H: Commented on communication process for emails and public responses.

Mike G: Commented on decision making process and the difficulty when triaging comments and decisions and the overall role of the chair on the MCAPS board.

Dave M: Hears the suggestions from the board and will work to involve the board more when making decision making.

Erin P: Question to Dazy: if there were any other communication concerns.

Dazy: Commented on the need to respond to correspondence sent to the board regarding a sensitive issue. Not sure if a quick response is always required, a more thought-out response with input from the Board would have been a better approach for this situation.

### **Erin Pickering – Communications & temporary Accommodations portfolio**

Nothing to report about either portfolio. Nothing pressing. Some ideas to talk about next month, but there is no need to discuss them in detail now.

For next meeting: 3 ideas - RV into Chair; Popup online store; Spring fundraiser (if the season is a bust)

**Planning meeting item:** Review Dishes in accommodations as per requests from two member groups.

### **Drew Nagainis - Occupational Health and Safety**

Nothing new to report.

- Waiting to hear back from WCB for a site visit.

### **Mike Green - Operations- Road/Generators**

Discussion Items:

- New Generator Proposal and Committee
  - The main generator is about 40 years old. The second generator is old and worn out. No more backups. I would like to consider some new gennies. Consider ones that are more efficient and burn less fuel. Lots of time and energy to keep them running, with constant worry that they may break down.
  - Consider smaller generators running in series, 3 60kW generators that are all the same parts. Tier 3 not tier 4, even a biofuel option which would be good for climate change
    - Proposal \$\$\$: General estimate is \$1000 / kW

Discussion:

Eric: Approves in theory the notion to investigate this idea. The single point of failure terrifies Eric. Would like to see a proposal at the Planning Meeting.

Dave M: Consider seasonal rentals?

Mike: Something that is being talked about. But currently nothing is available that meets our current demands. Are we in any position to spend 100-200k ?

Erin P: Capital fund for groomers from Darren, is this something similar. Will the costs now be the same costs moving forward. Future-planning and inflation considerations?

Mike: Looking at making this happen this summer. Does not want to wait, this is a good investment and something we need for reliable power.

Dazy: Agrees this is a priority item.

Darren: **PRIOTIY ACTION ITEM** : Has an industry contact that can perform an energy audit for the mountain. Darren to have a conversation with his contact and report back to the board.

Drew N: Has an industry contact as well.

### **Eric Sprenger – Technology, Ticket Booth – Treasurer**

- Financial Update / Review.
  - Darren: Accommodations questions, will we refund more and more as we go on. How accurate is the accommodations revenue column?
  - Eric: About one week out.
  - Darren: Season Passes, worse and worse?
  - Eric: This will most likely have an impact on next season with pro-rated or carry over passes.
  - Mike: If we don't open, what will our financial impact be?
  - Eric: 200k in the hole for the season.
  - Erin: Will that wipe out our savings?
  - Eric: We have 86k in our account and most of it will be refunded. At end of the season will still have around 200k in chequing, and 380k in savings and contingency funds intact. Will have enough money to start up next season.
  - Mike: would like to see more discussion going through the monthly budgets at each board meeting, and an audited financial statement to produce a general ledger (GL). Wants to look at the interdepartmental spending that is going on to ensure we are being financially responsible, and that all directors or those with spending privileges are spending members money appropriately. It is our duty to ensure diligence in our financials.
  - Eric asked Mike for clarification on what Mike wants to see. He feels that the budget overview does a good job and will continue improving to improve overall transparency of the budget.
  
- **In camera discussion for update and decision on a member concern.**
  - **Eric motion to go in camera Erin seconded at 8:13pm**
  - **Move out of camera 8:53pm**
    - **rise and report a member issue was discussed.**
  
- Reminder to contact me via phone or Mount Cain e-mail if changes to the network need to be made.
  
- Ticket Booth operation is running smoothly. Unfortunately, due to these conditions some discounts have had to be issued. Otherwise, staff will remain in place and the TB is ready to start operating again once we get enough snow.

### **Christian Tutters - Ski Shop and Snow School**

No snow --- no school.

## **Lynette Tanaka - Human Resources**

Operations/staff concern: what is the latest date we make the call to shut down the season due to the conditions.

Dave M: Any days we can open are good. Realistically if we can't be open for spring break, the call will most likely be made sometime mid-March. Better to be optimistic rather than pessimistic.

Darren: Have you lost any staff yet?

Lynette: Nothing came to my attention at this point.

In camera – Member/ Cafe concerns.

## **Lynette motion to move in Camera 8:59**

### **Second: Dave M**

**Move out of Camera 9:45 Rise and report that a member issue was discussed.**

## **Greg Muirhead – Patrol**

1. Not much to report now with operations suspended until more snow falls. Uncertain how much snow we have lost at the top of the hill but reports from people who have been up there have said that the snowpack is shrinking. With this loss in snow, there is a growing concern that boundary lines and bamboo have fallen. If there is a large dump of snow, there is a risk that fallen bamboo and rope lines will be buried and not be able to be retrieved until most of the snow has melted, if not all of it. Once the boundaries are retrievable, it might be that they are only accessible on foot, which would make for a lot of work to take down.
2. I would like to get a crew of patrollers together to take down these boundaries and store the equipment at L3 until the season resumes this year or it is a bust all together.
  - a. Logistics: Is L3 able to run should we need to shuttle some patrollers up to get the equipment? We can take quads up to L3 if this is the case. If not, then we will need to take quads as high as we can and skin up the rest of the way.  
  
Discussion? Oil pan gasket on L3 needed but can be run with a bit of work.

This will be my last board meeting as the Mount Cain Ski Patrol Director. I am taking a step back to spend some more time with my family. The past 7 years as the ski patrol director



have been one of the most fulfilling and rewarding ventures of my life and this decision has not been easy. It has been an honor to serve the greater Mount Cain community, and the entire membership. I will remain a part of the Mount Cain Ski Patrol as the Patrol Manager while the new Director transitions into the role throughout the rest of the season. Please see my attached letter for more details.

*I will send my resignation letter in a follow up email. (Not for the minutes, just as an FYI to the board).*

**Greg Muirhead: Nominate Rob Burgess Webb as new patrol director**

**Second: Dave Mazzucchi**

**All in Favour, none opposed. Nomination Passed.**

Meeting Adjourned at 9:55

