

ANARCHIST MOUNTAIN COMMUNITY SOCIETY

SPECIAL Board of Directors Meeting Minutes – October 14, 2010

Meeting Convened: 7:00 PM, at 324 Grizzly Place, Osoyoos, BC V0H 1V6

In Attendance: Mark McKenney (MM), Joe Cardoso (JC), John Nett (JN), Teresa Marty(TM), Caroline Van Donkersgeod-Holz(CV), Naga Terada (NT), Art Harfman (AH)

Guest: Adrian Erickson(AE), President, Regal Ridge

Call to Order: By Chair MM, 7:10 pm.

1. **Special Meeting Agenda (including all supporting documentation)-(approved by consensus)**
2. **Minutes of Meeting: No Special Meeting Minutes to be approved.**
3. **Financial Report: No Special Financial Report presented**
4. **Overview of Special Meeting purpose: MM** provided an overview of the purpose of the special Board meeting:
 - a. **Parkland - MM** – Informed the meeting that he continued to hear strong opposition to the establishment of “Parks” controlled by the Regional District. Nevertheless, there were some that asked the question-“If you don’t have parks then what access and use do we have of the conservation area?” **CV-** why do we need parkland? **MM-** informed CV that the RDOS staff were spearheading this and they would not consider a waiver of parkland dedication as was originally done when Regal Ridge was first approved. **AE-** rolled out an 1:5000 scale aerial photographic map to discuss conservation area access. The discussion shifted back to Parkland Dedication. **MM** – suggested that the 2008 Stewardship Agreement between AMCS and Regal Ridge be revised to have more details incorporated in the agreement concerning use and access to the conservation area. General discussion over the aerial map. **AE-** explained that he could not be held to ransom over parkland dedication as was the case with Caribou Cres., therefore, Regal Ridge strongly favoured the identification of parkland to be dedicated so that the Regional District could not hold up development approvals. **AE-** identified the “grasslands” in south Kehoe as having been already offered to the RDOS. **JN-**suggested for the protection of taxpayers in the Anarchist Mountain Community that if the grasslands were to be transferred to the RDOS that the AMCS have a restrictive covenant registered against the title to prevent the RDOS from undertaking any action with respect to the park without the expressed consent of the AMCS. **AE-** identified the other potential dedications as Bullmoose Parking Lot, BBQ location, Wapiti Pond, Raven Hill, then reiterated that Regal Ridge must have complete and permanent certainty on parkland dedication. The discussion shifted to access to conservation area.
 - b. **Use and Access to Conservation Area: TM-** Thanked AE for immediately removing a fence that had been recently put up by Regal Ridge to prevent access by hunters. **TM-** discussed issues of access for ATV’s and horses and in particular as to how it affected herself and her neighbours in the Long Joe Rd area outside of Regal Ridge proper. **JN-** advised the board that the rule concerning motorized vehicles on conservation lands needs to be the same for everyone or enforcement would be impossible. **TM-** stated that she was primarily concerned for horse access, but that she used her ATV to exercise her

dog. **JN-** then discussed the problems with dirt bikes and ATV's. **JN/MM-** suggested that the dedication of the Bullmoose Parking Lot would get the ATV's and dirt bikes out of the conservation area and on to the crown lands beyond, MM further stated that the location would likely be placed on the RDOS site and advertised as a crown land access point. **MM-** suggested that the rules for use and access to conservation lands be based on the broad benefits to all the 260 residents on the mountain and not for selected individuals or groups. It was then suggested that the "no motorized vehicles" policy remain until a future date. **TM-** suggested that the Bullmoose Parking Lot be removed from the list of proposed parks because it was inconvenient to the Long Joe residents and that most of the ATV's that would access that site would be non-resident/owners and would end up on crown lands some of which would be in the Long Joe area and of considerable detriment to the residents in that area. **JN/AE-** suggested that Regal Ridge could create a parking area, maintain it, and not dedicate it to the RDOS so that it would not be easily found by non-resident users. The discussion shifted to access issues.

MM-presented four small scale maps annotated with proposed access points for the board's and AE's consideration, he further explained that at each access point there would be a sign listing the "Rules of Use" and that anyone that on conservation lands would be deemed to have accessed those lands through the designated access points and read and agreed to have abided by the "Rules of Use" posted on the sign adjacent to each access point. **AE-** stated that the vast majority of the abuse occurs during hunting season, AE suggested that "walk" through gateways would be much preferable to a "key" system but it would require those on horses to dismount. The discussion shifted again to Parkland dedication. **MM-**informed the meeting that another proposed park was the proposed lot for the construction of the Community Hall located in the commercial area of Regal Ridge. This lot would be worth approx. \$400,000.00 and would go a long way to meeting Regal Ridge's overall requirement for Parkland Dedication. The discussion then shifted back to use and access. **MM-** suggested that the benefitting owners and residents would need to be defined. He suggested those within the Anarchist Mountain Fire protection service area and those at Sidley and Timberwolf be considered those permitted access. The discussion shifted back to Parkland dedication. **JN-** Sasquatch Pond(BBQ area) should not be offered for parkland dedication due to its seclusion and importance for the community. There appeared to be consensus and no one spoke in opposition to this point.

MM-then proposed that a signed Agreement-in-Principle concerning the access and use of the conservation area be made ready for the Public Meeting on Parkland Dedication schedule for October 20th. The agreement would detail the "Rules of Use" with "No Camping" added and "Access Points" located on a Map(s). There appeared to be a consensus and no one spoke in opposition to this proposal. The discussion then shifted back to parkland dedication. **NT-** Why can't Adrian just donate the land to our society instead of the RDOS? **MM-**The RDOS planning staff are determined to obtain parkland, the head of the department informed the society members at the meeting with the consultant and the planning staff that "it is just good planning". **MM-** then suggested that we may want to reconsider Wapiti pond as well.

MM-then summarized; AE would work with MM to reach an agreement for access.

NT- then raised the spray program for 2011 and how residents could get access. There appeared to be consensus that residents be given the opportunity to access the spray program for 2011.

NT- also mentioned somehow the rights of residents be guaranteed

MM- asked for the Board's approval to engage a GIS firm. Approved by consensus.

Meeting adjourned by consensus at approx. 8:30 pm.

c. Membership: Upon the review of memberships in arrears it was decided by consensus that those more than one year in arrears would be deleted from the membership list.

d. HST Documents: TM to assume responsibility for HST reporting and administration.

Moved by NT, Seconded by JN- That the Financial Report be accepted as presented; that TM be authorize to pay the Anarchist Mountain Fire Department \$60.00 representing 50% of the profit of the 2010 BBQ and; that TM update the Membership list.

Carried unanimously

5. Parkland Dedication:

MM- Provided the Board with a verbal report concerning the Urban Connections presentation and meeting with the AMCS Directors and the RDOS Staff, the Board affirmed the points raised in the email from MM to the RDOS staff responsible for the "Parkland Dedication" study. It appeared to MM that the RDOS was focused on the Regal Ridge trail system. After some discussion TM asked; what were the policies for Anarchist Mountain resident access to the Regal Ridge Conservation Areas and trails, TM specifically asked why were people not allowed access to the firebreak? JN explained some of the issues that make open access difficult at certain times of the year such as a Hunting season, following some discussion TM suggested that a use policy be explored with Regal Ridge for trail and conservation area access.

Moved by consensus; MM write a letter to Regal Ridge asking for the company's policy concerning the use and access to trails and conservation areas by Anarchist Mountain residents.

JN- suggested that a "horse club" could be formed to be responsible for managing their own keys to selected gates, MM to include the suggestion in the letter and TM agreed to organize the horse owners with respect to "self-managed" key system if approved by Regal Ridge.

Carried unanimously

MM reminded the board of the results of the survey on the question of the establishment of parks at Regal Ridge, 37 out of 44 respondents were against the establishment of any parks at Regal Ridge, MM asked Board members to help in contacting residents to urge them to come to the public meeting being organized by Urban Connections.

Moved by consensus: That the official AMCS position on Parkland Dedication is as described in the September 7, 2010 email from MM to the RDOS (attached) and to be made public at the Parkland Dedication public meeting expected to take place on October 20, 2010.

Carried unanimously

6. New Business:

- a. 2011 Membership drive: JN suggested that an AMCS pamphlet be provided to every new resident of Anarchist Mountain. MM suggested that the AMCS did have the funds to print pamphlets. By consensus the matter would be forward to the AGM for consideration by the membership.
- b. 2010 Annual General Meeting: By consensus a proposed date of November 17, 2010 was suggested. JN suggested the Osoyoos RCMP Detachment Sargent be considered for the guest speaker. Also, suggested as a guest speaker was a representative of Equine Canada.
- c. Poker Ride-June 10th - MM and TM reported that the 2010 event was very successful and enjoyed by participants and volunteers, it was proposed that the AMCS would again unofficially the help the organizers of the Poker Ride in getting the word out for 2011 proposed for June 11th. A new equine event is being proposed for 2011 in addition to the Poker Ride, an endurance ride for the Labour Day weekend. The event could include "clinics" for riders and volunteers to provide training in the sport.
- d. Forest Health Report – MM provided overview of the latest assessment of the forest at Regal Ridge. The Forester identified approx. 18 acres that BT treatment. The Forester reported that the spring spray program had been extremely successful. JC – recommended that he AMCS investigate the RDOS policy on noxious insects to see if any of the forest pests might be on the list. MM recommended that the Board put the spray program on a future agenda for further discussion.

- e. Invasive Weed Program – MM reported that Lisa Scott, area invasive weed expert, had visited 4 households on the mountain in one day and that there were 8 more to be visited before the season ended.
- f. BBQ tent storage – MM asked if anyone could store the tents used for the BBQ. This led to a discussion resulting in the following:

Moved by consensus: That MM purchase storage shed to be erected at the grounds of the annual BBQ.

Carried unanimously

- g. Firewood for Mountain residents – JN suggested that the Board consider contracting an individual to cut and split firewood logs from Regal Ridge construction activities. After a brief discussion the Board resolved the following:

Moved by consensus: That contracting a person to cut and split firewood be forwarded to the AGM, if approved by the membership, then forwarded to the 2011 Budget deliberations.

Carried unanimously

- h. Trails Base Map – MM raised the issue of contracting someone to prepare an autocad base map of the trails on Anarchist Mountain from the base of Anarchist mountain at Osoyoos to the boundary country and north to the “real” Anarchist Mountain. JC offered to discuss this with the GIS department of the RDOS to determine if they could do the necessary work.

- 7. Adjournment-Moved by JN, Seconded by TM, “That the meeting be adjourned at 9:02”.

carried unanimously