

**Sproat Lake Community Association
Annual General Meeting**

**Monday, March 13, 2026 at 7:00 pm
Sproat Lake Community Hall, 9346 Bomber Base Rd**

Welcome to all residents of the Sproat Lake area

Chair: David Brooks, President

Call to Order: 19:04

Attendance: 31 members including 8 SLCA Board Directors

Territorial Acknowledgement

Adoption of the Agenda:

- Documents, including 2025 AGM Minutes, Annual Financial Statement, and proposed new Bylaws posted on the SLCA website along with the Notice of AGM; printed copies available at the meeting
Motion to adopt as circulated: Ann (SLCA member); Second Nancy Harvey; none opposed – Carried

Approval of Previous AGM Minutes March 31, 2025:

Motion to approve minutes as circulated: Peter Jeweson; Second John Thorpe; none opposed – Carried

AGM Presentations: None

REPORTS:

1. President's Report: David Brooks

- President's report will be posted on the website
- Thank you to the board; honoured that the community and board have put their faith in me
- Significant updates since last AGM:
 - Hall improvements: New downstairs meeting room and bathroom. Downstairs area supports board meetings and bathroom for outdoor pickleball
 - Closing of Bomber base in the future. Property owned by Mosaic. Coulson's will take their tanks and equipment; buildings will stay; property will then revert to Mosaic's control when Coulson's vacates.
 - Unsure what the plans are for this property
 - An immediate issue to address is water supply for the Community Hall. Hall water currently comes from lake, pump is on the Bomber Base dock; then goes to the Bomber Base, then to caretaker's trailer, then is pumped to the Hall . The water system is very antiquated; pressure to the hall is problematic; recent break in the line and John Thorpe assisted in locating the problem and repairing. Electricity for the water system provided by the Bomber Base. Have looked at two options: putting in a well, or running our own line to the lake (no right of way, very expensive)

- A well would cost \$20k – plumbed with pressure tank. Have met with Penny Cote and communicated with the ACRD. Grant money for a well has preliminary approval; still needs to be approved by the full ACRD board. Mosaic owns the property and we need their permission to put in a well. Meeting April 2.
 - Septic system also an issue; currently drains to Coulson’s, then pumped to a field. Two challenges: we can’t dig on the property and pump electricity currently provided by the Bomber Base.
 - Future use of the Community Hall property: Mosaic has indicated it has no use for the 5 acre that the hall sits on and currently leases. There may be an option to rezone and transfer title.
- The ACRD, under its Emergency Management Plan, has designated the hall as an Emergency Response Site for reception or lodging in an emergency
 - SLCA received a Grant of \$1200 to install and operate Wi-Fi to improve communication at the site
 - A back up generator is required in the event of electricity disruption during an emergency situation; approximately \$23k for a system that will operate off existing propane supply. Working on this with the ACRD. Will also need supplies.
- General Update:
 - Funding: Annual grant \$11,900 from ACRD; dates back to 2005 when there was a referendum; lake residents decided a bylaw should be passed. Take our money through a tax line item and give it back; amount has never changed. There is no wording in the current bylaw that allows that to be increased. Number of properties charged has not changed since 2005.
 - \$11,900 no longer even covers insurance and electricity
 - Thankfully the revenue from Pickleball has offset other operating expenses
 - Other maintenance is required; saving for a new roof.
 - ? amend bylaw to expand number of properties and increase annual grant
 - Bomber event very successful: netted \$30,000 in profit for the hall
 - Would like to see the hall used more – currently not used enough
 - 2454 Sproat Lake permanent residents – less than 5% of residents use it
 - Could have dances, club meetings, youth activities
 - One thing we are working on is a garage sale – where people can set up tables and sell things; interested in other ideas and other fundraising events
 - Looking for more volunteers; will not have a full complement of board directors this year: some members stepping down; also need community members for committees
- Questions:
 - The census number quoted, is that permanent residents? Yes
 - Are there First Nations concerns regarding digging a well? Probably ok; septic tanks and field a different matter
 - Can the Tax Fee be increased? Amount the ACRD can collect can’t be increased per current bylaw.
 - Has the hall been assessed as suitable for an emergency site? No, designated by ACRD
 - When is Coulson’s going to move out? Currently on a month-to-month lease; date of vacating not known; environmental issues not fully known

2. Hall Report: John Thorpe

- New roof planned for front of building (torch on section); late spring/early summer
- Need volunteers to paint bottom section of hall
- Building now has free Wi-Fi
- Question: Is the downstairs room available for rent? Yes, \$20 for 2 hours

3. Pickleball Report: John Thorpe

- Averaged approximately \$800/month in revenue for playing indoors during winter season
- Have power washed the 5 courts. Thank you to the Mike Cann for arranging the pumper truck's help. This made it much faster. Because of poor hall water pressure, it usually takes a week; with the pumper truck it took one day!
- Nets are up on court 4 and 5; will be on 1-3 this coming Friday
- Season for outdoor play officially starts April 1

4. Treasurer's Report: Rene Lacoursiere

- Annual financial statement for year ending February 28, 2026 circulated
- Overview provided:
 - Bomber event revenue: is the residual from clothing sales revenue
 - Water testing: provided as a service to residents; residents pay for their testing so revenue offsets most of the expenses. Next water testing date will be May 11, 2026
 - Hall rental – not quite as much revenue this year
 - Pickleball: \$12,155; last year total was \$6,039.34; so up 100%
 - Difference in total revenue: didn't have the bomber event that generated a lot of revenue the previous year
 - Maintenance has increased: undertaking more routine, required maintenance; eg. regular replacement of batteries and filters; thank you to John Thorpe for oversight of hall matters
 - Insurance \$7600 for hall and liability. Getting quotes but will likely go up by quite a bit
 - Hall Cleaning: costs have gone down
 - Raffle disbursements: spent according to gaming licence requirements
 - Hall projects: e.g. downstairs bathroom and meeting room; stage footing repair
- Questions:
 - concern re: future finances/ inflationary pressures; the hall is going to need more revenue? Yes, the SLCA board is pursuing a number of opportunities
 - Why are hall rentals decreasing? Is there something that can be done to make the hall more appealing for rentals? Discussion about paint colour and whether repainting would help. Nancy Harvey noted that renters like the neutral color as it gives more flexibility for decorating to a color scheme, e.g. for a wedding; Gary Rutter noted that the paint color of the hall is good for pickleball
 - If someone wanted to rent the hall every week, would that supersede Pickleball? Yes, rentals raise more money and there is enough unused pickleball time that it could be accommodated.

Motion to accept Treasurer's Report : David Brooks; Second Nancy Harvey; no opposed - Carried

NEW BUSINESS:

1. Resolutions: David Brooks

- Background:
 - The SLCA Bylaws date back to when the Society was known as the Sproat Lake Ratepayers Association (SLRPA). The SLRPA was renamed the SLCA on June 16, 1995.
 - The current Bylaws were drafted under the now repealed 1948 Societies Act.
 - The current Societies Act was enacted in 2015 to modernize the legislation. The Bylaws need to be updated to reflect the current legislation.
 - The current SLCA Bylaws also do not reflect the community that it serves. The definition of someone who qualifies to become a member of the Society is limited geographically to the immediate Sproat Lake area. However, the Board of Directors, the Community Hall and its facilities serve all of Area D of the ACRD:
 - The Hall is the designated evacuation centre for all of Area D;
 - Is used by the wider community for events;
 - Has pickleball courts that are used by the wider community.
 - The Board of Directors has had members who would not fit within the definition of membership in the current Bylaws.
 - Current bylaws don't include minor children who live here permanently. Proposed bylaws would include them (but would not include adult children of members who don't reside here permanently).
 - Current Bylaws have unnecessary provisions
 - e.g. a requirement to hire an auditor every year. The SLCA does not have enough money from the ACRD and Pickleball combined to hire an Auditor; is a ridiculous provision for a society that receives \$12,000 tax dollar money per year and has an Accountant overseeing the finances
- Proposed Bylaws based on the BC Societies Act Model bylaws distributed
- Questions:
 - Some residents pay to be a member of the SLCA through their taxes; how would this work for residents who do not pay through their taxes? If we cannot amend the bylaw, then we can still be more inclusive and have families pay an equivalent rate as the current taxpayers
 - Would children be non-voting members? –Yes
 - Would the name be changed to be more inclusive of the broader area? Board would make that decision
 - Would all members vote? No, Directors would

Motion to change the SLCA Bylaws from those currently filed with the Registrar to the new Bylaws revised and approved by the Board of Directors in March, 2026, and as posted on the SLCA Website: David Brooks; Second Robyn Terepocki; No Opposed – Carried Unanimously

2. Elections of Sproat Lake Community Association Board of Directors:

- David Brooks, returning President
- Director at Large Nominations received and appointed by acclamation:
 - Mike Gerigk
 - Nancy Harvey
 - Rene Lacoursiere
 - Sarah Shoemaker
 - Barbara Smith
 - Ian St. Martin
 - John Thorpe
 - Tamara Thorpe
- No other nominations from the floor
- Appointment to Officer positions: Vice President, Secretary, and Treasurer will be confirmed at the next regularly scheduled board meeting

Adjournment: 20:22