

## **FIRA Executive Meeting**

September 5, 2019

### **Attendance:**

**Former Vice President, current President:** Andy Valickis

**Treasurer:** Keith Clarkson

**Past President:** Glenn Smith

**Secretary:** Carrie DiFrancesco

Meeting at the Valickis home

### **Executive Membership:**

\* Resignation was accepted from President Dave Chevrefils and Member-at-Large Dianne Chevrefils. A motion was made by Keith Clarkson and a second by Glenn Smith to accept Andy for president for remainder of 2019 & approved.

\* Will be asking around in time for the annual meeting to nominate and fill Vice President and a Member-at-Large positions.

### **Front Deck Status:**

\* As of today - the project is finished and the gravel has been leveled. Great job!!! The cost was in the \$2,600-2,700 range for total. Keith said the total hall renovation is \$3,130 so far, which includes the new door.

\* The new door needs to be installed by someone who can reframe and hang door properly with a new metal frame. Andy thinks we should get a contractor to install it properly and we would still be in our budget of \$5,000 total for this project. Wayne will get several quotes. Andy will paint it once it's hung.

### **Sale of property:**

~ Wayne, Keith and Andy went to Council on August 27, 2019 and Andy made his presentation which included:

- \* The FIRA Executive has no authority to approve of purchasing the land so Council is aware discussion will be presented to our membership for a vote. Once a vote is made, executive would then negotiate with Council on the sale.
- \* Why does the Municipality want to divest itself of the land? Basically it is due to liability: accidents (even though there is insurance) as the owners still need to deal with lawyers, etc... and because of the water issue. The water on all of their facilities is a fraction of their \$6,000 (processing) bill. So, it's the case of the water being potable in their facilities. Responsibility is now up to the Municipality not the Health Unit. The land for sale is for the total parcel, not just the part we lease. Andy has a copy of the proper / legal survey minus the 16' previously deeded to the neighbors. Our old surveys do not match the current one we now have.
- \* If we purchase the land, we are in control of our lot as far as parking goes. The Municipality would like us to create parking for those who use our lot but we still may have opposition from neighbors.
- \* Common usage rights: We were led to believe that the Municipality would get us a legal opinion but it turns out, we have to get a lawyer ourselves.
- \* The Municipality treats the well on the property as a non-GUDI well. So, if this is the case, we don't need any treatment. The Municipality should have a technical analysis that says this isn't ground water under direct influence but there isn't. Water treatment is a multi barrier approach so why would they unplug our filter? A copy of water testing results has been requested - results and testing frequency.

- \* Additional cost of paying municipal taxes. In 2004, we had this same offer in-lieu of taxes and we turned it down. Municipality is no longer asking us to buy the property but is telling us to. The offer, which has not yet been approved, is that they'll waive (approximately \$400) of the municipal portion of municipal tax bill. What mechanism will be used to ensure this offer - resolution of council or write into the agreement? A resolution can be rescinded but if written into the agreement, it would be binding. Andy received an email that Council has recently discussed and has agreed to waive this portion.
- \* Discussion of assessed value of facility \$98 - 99,000. Has been exempt under tax code all these years and Andy doesn't think this assessment is up to date and may be far too low. M-PAC looks at market value. So, would our taxes then be \$1,000 and with the \$400 write-off - we'd have to pay \$600/700. M-PAC would re-asses upon a sale but we need them to do it now - the request needs to come from the current owners and Jeff Illes has agreed to request.
- \* What happens if this is voted down - we were told we have no choice. No consequence was stated. Now, we need legal advice - common plan rights on property that is plan 195. FIRA property was donated to the Municipality by the person who created plan 195 - was there direction how was it supposed to be used? Also, can the Municipality break our lease? We would be responsible for part of the legal fees.

### **Change constitution?**

We may consider changing our by-laws to allow for voting by email / proxy. Note how many votes per household according to paid membership.

**Finances:** Keith handed out updated statement.

**Pig Roast:** Next Sunday. There will be raffle tickets sold for 18 raffle prizes. Almost all tickets sold this year.

**Fitness:** Attendance is down but we are still ahead with money for Jane's class. Still hoping for a yoga instructor. Maybe down the road a grant could help us with a cost.

### **Pancake Breakfast:**

- \* Change hours? End at 11:30am instead of noon.
- \* Cost of syrup / switch brands? Either thru Barb Hammond or WinterDance is selling syrup.
- \* Take out - call ahead - minimum of 6.

**Summer BBQ:** Good attendance! More than previous year.

Meet adjourned.