

**FIRA**  
**Annual General Meeting**

**September 22, 2019**

**Meeting Called to Order:** Andy Valickis, acting President, called the meeting to order at 4:10pm.

**President's Report:**

~ **Resignations:** Dave & Dianne Chevrefils have resigned. Andy Valickis is now acting President for the remainder of 2019.

~ **Front entrance update:** The front deck has been completed for \$2,900. The new door has been purchased and we are waiting for a contractor to install it properly. Wayne MacKenzie has called a few contractors and we are waiting on responses.

~ **Grant application status:** The grant application is for \$35,000 for various work at the hall. Chris Cochrane helped Andy Valickis complete the application. We should be hearing soon. The money would be used for new windows, commercial dishwasher, upgrade to water system, roof overhang, skirting and a portable generator hookup. Next year we would like to apply for program funding - like a yoga instructor, etc....

~ **Health Unit Kitchen Inspection:** The Health Unit will be inspecting the hall's kitchen on Friday, September 27th at 9am. Andy raised the issue that the Municipality unplugged our UV system - we are looking for answers.

~ **Blind Curve Update:** Our municipal representative was to take care of the trees and such obstructing the view at former Casa Costa Lotta but nothing has been done. We are hoping that at-least the branches will be trimmed up high. Several members voiced concerns requesting that the Executive Board contacts the Municipality with complaint in hopes this can be taken care of.

~ **Offer of sale of property FIRA sits on:** The Municipality is offering to sell FIRA the property the hall sits on for \$2. There has been alot of communication trying to get clarification which resulted in a meeting in front of Council. Andy Valickis, Wayne MacKenzie and Keith Clarkson attended:

- \* The Council was hoping that the Executive Committee could make the decision to purchase the land but Andy pointed out that the membership has to vote and approve such deals.
- \* The rational to sell the land is that the Council wants a reduction in liability, which also includes the liability associated with the water system.
- \* We currently lease a small parcel of the land the municipality owns. We received clarification that they would like to sell us the entire parcel.
- \* Common usage rights - the owners of Plan 195 have common usage rights and it is not known what they are. The Mayor indicated in a past meeting that they would find out through a lawyer for more information on this but they backed out on obtaining the legal opinion.
- \* Also discussed that the UV system was shut off. Our system is considered Non GUDI (groundwater under direct influence of surface water) - a well that has no surface water getting washed into the well - separated by strata. Normally, the Municipality would have that professionally determined. Andy questioned them and they told us the Health Unit disconnected the UV. More investigation is occurring. Testing occurs on a regular basis so Andy asked for the results and we are still waiting for that report.

- \* The largest issue was the taxes. In 2004, the land was offered without taxes via a grant that would cover this cost and our membership declined. The Mayor stated that they would forgive the Dysart portion (40%) but not county or school. That would roughly be \$600 that we would still owe. MPAC assessed this property at \$89 - 90,000 so Andy asked if this was an up-to-date assessment especially since our insurance company assessed it at approximately \$200,000+. So, Andy asked the Municipality to ask MPAC to revise their assessment since when a property is sold, MPAC will reassess and a larger assessment would mean higher taxes. Council could not speak on behalf of the county or the school for their tax portions. We could plead to both the county and school board but chances are that wouldn't work. Currently though, taxes are not paid on this land.
  - \* HLCA does pay taxes for their land. They have 2 properties - not on the church hall land but the other piece of land they pay full taxes.
- \* The last question asked - can we vote this proposal down. They are no longer asking us, they are telling us.
- \* So, we are waiting for new MPAC assessment, new legal opinion on common user rights and what can they do if we vote it down. We have a lease good for another 7 years and option to renew our lease. Keith is looking into obtaining a lawyer. We can't just rely on a Council resolution for our tax grant as the next Council can reverse that. Also, looking to have a legal agreement to bind for future.
- \* There are benefits for owning the land to be discussed later.
- \* In order to get full membership input and vote, the Executive Committee will write up a full summary of all the information we are waiting on as well as all the pros and cons. It will then be emailed to the full membership and we will look into running a vote over the internet.
- \* Would our insurance costs go up? They would no longer have to save harmless to the County. We already pay to insure our building.
- \* Can we also ask lawyer if there is any way we could become a tax exempt organization?
- \* Idea: Flip our bargaining to we will say 'yes', but we'd like these considerations. Maybe use lease length as a bargaining tool if we find they can't legally break it.

A motion was made to allow the Executive Committee to obtain legal opinions: Gordon Cochrane moves that Executive Committee obtains legal opinions on our rights, lease & tax exempt. Joe DiFrancesco seconds the motion and all are in favor.

**Treasurer's Report:** Keith was unable to attend. Glenn Smith handed out financial reports and reviewed.

### **Committee Reports**

- ~ Fitness: Jane is reducing classes to 2 times per week in the winter due to curling.
- ~ Quilting: Dianne: There will be no quilts made for next few years. The group is making baby blankets and other crafts. They will be at the Legion's bazaar in November.
- ~ Hall Maintenance: Wayne - a list for snow shoveling will be going up if it's needed. Working on the door installation. If anything needs repair - call Wayne!! We need a new shovel and electric floor sweeper.
- ~ Pig Roast: Made \$705.
- ~ Pancake Breakfast: Carrie: The breakfast went really well again this year. We had plenty of volunteers and more customers than last year. The real maple syrup is very popular. A group ordered take out this year - a first.
- ~ Club 200: Graham: There are a few tickets are still available. Drawing starts at the next pot luck.

**Election of Officers:**

~ **For the remainder of 2019**, Andy Valickis is filling in as President. Bill Odell will be our new Member-at-Large & Joe DiFrancesco will be interim Vice President. A motion was made by Chris Cochrane and a second by Irene Odell and all approved.

~ **In 2020**, Keith Clarkson is resigning as Treasurer and Joe DiFrancesco will take over. Andy Valickis will remain President, Glenn Smith will remain as Past President, Carrie DiFrancesco will remain Secretary and Wayne MacKenzie & Bill Odell will remain Members-at-Large. A motion was made by Dianne Kelly, a second by Mary Ann Hodgins and the motion was approved.

We are still looking for a Vice President!!!!

Close Meeting: A Motion was made to adjourn by Glenn Smith, second by Joe DiFrancesco and approved.