

*A meeting for members of the UNA and residents of the "Local Areas"
as defined in the Neighbours' Agreement 2008 including
Hampton Place, Hawthorn Place, Chancellor Place, East Campus, and Wesbrook Place.*

Wednesday, September 29, 2011

7 pm – 9 pm

The Old Barn Community Centre (6308 Thunderbird Blvd.)

Sharon Wu, Chair of the UNA welcomed residents to the AGM and introduced the UNA directors:

Erica Frank, elected resident director

Mankee Mah, elected resident director

Ian Burgess, UNA Treasurer and UBC appointed director

Nancy Knight, UBC appointed director

Regrets from Prod Laquian, elected resident director; Matt Parson, AMS appointed director.

A. Business of the Annual General Meeting

1. Motion to accept the agenda

Moved by Gary Gibson, seconded by Jim Taylor; carried.

2. Motion to accept minutes from the 2010 AGM.

Moved by Wendy Rigby, seconded by Gary Gibson; carried.

3. Items arising from the minutes

a. Peter Hebb (Chancellor Place): the suggestion for building a new water line to bypass the UEL was not recorded in the minutes.

b. John Bourne (Chancellor Place): data related to usage of UBC recreational facilities by UNA residents was not provided.

Both items will be addressed in the Q&A period.

4. UNA Annual Report, Sharon Wu

a. The UNA population grew from less than 3,000 in 2002 when it is formed to almost 8,000 this year. Over the years, the UNA has established itself to be a vibrant, diverse, and sustainable community on the UBC campus.

b. The UNA community services card gives residents access to UBC cultural and recreational facilities as well as Vancouver Public Library. The recent 3-year agreement with the Museum of Anthropology (MOA) gives UNA residents unlimited free access to the MOA and a 10% discount at the museum shop.

c. Programming at the Old Barn Community Centre has expanded, and participation has increased by 40%.

d. The UNA is a multicultural community. Staff offer services in 7 different languages. And for the first time, the Old Barn Program Guide offers registration information and class lists in English, Chinese, and Korean.

- e. The UNA is an expanding community. As part of the Newcomers program, the UNA publishes a Newcomers Guide in 4 languages, hosts Newcomers Orientation in 2 languages, and presents a monthly Newcomers' Lecture Series.
- f. This year, the UNA undertook an evaluation of all 7 playgrounds to ensure that maintenance practices meet the standards supported by the Canadian Standards Association.
- g. The UNA board made a strong commitment to sustainability this year by developing a sustainability strategy that will guide the board for the foreseeable future.
- h. The UNA developed many external partnerships related to sustainability including signing a Memorandum of Understanding with UBC, and partnering for a Community Energy Manager with BC Hydro.

5. Presentation of the Audited Financial Statements, March 31, 2010, Ian Burgess

- a. Owners of homes in the UNA pay a Rural Tax to the Province of British Columbia and a Services Levy to UBC. The two added together are comparable to the City of Vancouver municipal tax for a similarly assessed property. This year the mill rate for rural tax is 2.5737 and for services levy is 1.6063, which add up to be 4.18 (the same as the Vancouver Property Tax). Compared to 2010, it has decreased by 1%.
- b. In 2010, \$3.34 million in services levies were collected: \$0.65 million were allocated to the Neighbours' Fund Reserves; \$2.63 million were allocated to the UNA operating budget, and \$0.06 million were used to cover the cost associated with managing the Neighbours' Fund by UBC.
- c. As of March 2011, there are 5 reserves in the Neighbours' Fund: \$3.5 million in Infrastructure Reserve, \$0.93 million in the Contingency reserve, \$1.33 million in the Capital Reserve, \$0.83 million in the Community Access Reserve, and \$1.23 million in the Rate Stabilization Reserve.
- d. In 2010, the UNA collected \$2.8 million in revenue, 90% of which was contributed by the services levies. The UNA had \$2.73 million in expenses.
- e. Some new or significant items were highlighted from the budget: there was a 10% increase in total revenue as a result of the increase in services levies collected and revenue generated by the Old Barn Community Centre; a \$61K increase in communication as a result of the new campus resident newspaper; a \$44K increase in General Meetings and Directors' Liability as a result of the 2010 election and the construction of new community gardens; a \$22K increase in sustainability as a result of the Waste Audit and landscaping study; \$154K decrease in water utility bill as a result of the new billing formula adopted by the UBC Utilities.

Questions & Answers:

- a. **Mel Rowles (Hawthorn Place):** the services levy collected on the Neighbour's Fund Financial Statements is different from the services levy received on the UNA Operating Financial Statements.
Answer: this is because the UNA returned \$60,000 from last year's operating surplus to the

- Rate Stabilization Reserve. There is also a \$45 bank charge.**
- b. **John Bourne (Chancellor Place):** the formula of the services levy needs to be reviewed.
Answer: UNA residents benefit directly from having the greater majority of the services levy spent on municipal and community services provided to them. The UNA has an obligation to contribute to reserves which will be used to benefit residents in the long term. The residents have many opportunities to provide input on the UNA budget.
- c. **Jim Taylor (Hampton Place):** when the residents purchased the property here, they signed a contract which set the rural tax and services levy to be the same as the City of Vancouver. The Neighbours' Fund Audited Financial Statement does not distinguish the services levy collected from property owners and the general municipal services levies (GMSL) charged to rental buildings owned and operated by UBC (staff and faculty rentals) and UBCPT (market rental).
Answer: the UNA will ask UBC to distinguish between the two in the Neighbour's Fund Financial Statements.
- d. **Thomas Beyer (Chancellor Place):** why did the property management charge increase?
Answer: the UNA contracts UBCPT as its property manager. As services grow with the addition of new buildings and residents in Wesbrook Place, property management fees increase as well. The property management fee is based on a percentage of the total worth of the contracts.
- e. **Pat Carney (Hampton Place):** a meeting attended by a small percentage of 8,000 residents is not considered representative. There are not enough opportunities to seek feedback from the residents; nor is there enough oversight of the UNA and its expenditures. Please detail the increase in office expenditure, and salary and benefits? I suggest using the UNA email newsletter to ask for residents what their spending preferences would be.
Answer: Office expenditure increase: \$89K for office rent, \$22K in one-time office equipment purchases, \$17K in legal fee, and \$27K in consulting fees.
- f. **Paul Moritz (Chancellor Place):** when developing the budget, the UNA should consult the membership in a public setting to discuss in details and receive public input before making a final decision.
Answer: A budget consultation will be considered by the UNA Board.
How does the UNA compared to UEL on spending?
Answer: the UEL pays only a rural tax and does not provide any community facilities or programming for their residents. The UNA provides community facilities and services based on a typical municipal model, unlike the UEL.
- g. **Joan Coyne (Hawthorn Place):** suggests the UNA compare itself to other small municipalities in BC.

Answer: The UNA will consider this in the future.

- h. **Janice Waud Loper (Hawthorn Place):** suggest the UNA hold a budget consultation, especially on Community Access and Landscaping.

Answer: Community Access includes per capita fees paid to UBC Athletics for access to their recreational facilities by UNA residents, costs associated to access to the Vancouver Public Library and the UBC Libraries, etc. Landscaping costs are difficult to compare with other municipalities; however municipalities have higher salary costs given their unionized labour contracts. On average landscaping costs in the UNA are approximately \$25/hour.

B. Presentation of UBC Water & Sewer Utility, Dave Woodson

Mr. Woodson explained the responsibility of the department and its billing system. Water is purchased from Metro Vancouver via the UEL. The rate charged to the UNA residents is based on the same rate charged to UEL residents. Water rate increases are based on Metro Vancouver increase. UBC Utilities performs meter readings and issues water service bills four times per year, and the billing schedule is adjusted to align with Metro Vancouver's seasonal rate changes. The department is working on a revision to the existing billing format and a 5 year rate forecast.

Questions & Answers:

- a. **Pat Carney (Hampton Place):** is there a separate meter at each condo?

Answer: water meters are installed on each building, but typically at the unit level.

- b. **John Dickinson (Hawthorn Place):** suggests a different billing schedule that would be easier for strata to budget and manage.

Answer: This can be considered.

- c. **Peter Hebb (Chancellor Place):** suggests UBC bypass the UEL and build its own water pipeline.

Answer: This would require a feasibility study. Residents could ask the UNA Board to use its contingency to hire an engineer.

- d. **Jim Taylor (Hampton Place):** suggests looking into the cost to get water directly from GVRD or from the City of Vancouver.

Answer: This could be considered.

- e. **Pat Carney (Hampton Place):** when can we expect the 5 year forecast?

Answer: the forecast is based on the Metro Vancouver's plan: over five years, rates will increase by 14%, 10%, 12%, 5%, and 5%. More information will be forthcoming.

- f. **Linda Redmond (Hampton Place):** suggest put the UBC utility information on the email blast.

Answer: information has already been published on the website, and the link to it has been published in the UNA's weekly email announcements.

C. Presentation of the UNA Bylaws, Jan Fialkowski

The Official Community Plan (OCP) was created by the GVRD and UBC as a guiding document for the 1000 acres of UBC. This year the Province introduced legislation, Bill 20 part 10 (the Enabling and Validating Act), that changed the relationship between UBC and the GVRD, giving jurisdiction for land use planning to the Province. The Land Use Plan replaces the OCP. UBC is required to go through public consultations and hearings to adopt the Land Use Plan.

Due to support for the UBC Farm and the academic rationale to retain the farm, the UBC Board of Governors approved the retention of the farm in its entirety. Density proposed for the farm will be transferred elsewhere on campus. There are various potential sites to accommodate this. To make housing more affordable for students, faculty and staff, it is necessary to relax some of the constraints in the old OCP which only allowed 100 units per hectare to be built.

Questions & Answers:

- a. **Peter Hebb (Chancellor Place):** There is no signage on Iona Drive identifying the street name.

Answer: UBCPT will be informed of this.

- b. **Janice Waud Loper (Hawthorn Place):** what is the parking solution proposed for Hawthorn Place?

Answer: there will be signage installed in Hawthorn Place and we believe the RCMP will enforce the posted signage. Both Residents' and their visitors' vehicles vehicle will be identified.

- c. **Gary Gibson (Hawthorn Place):** congratulations on the progress on Iona Drive, but what's the plan to compensate for special events at the colleges?

Answer: the UNA has been in discussion with the Theological Schools to accommodate the elderly or disabled. The solution will be collaborative.

- d. **John Bourne (Chancellor Place):** what's the difference between interim and long term solutions?

Answer: The key difference is the authority. Under the long term solution, the university will have legal authority to enforce parking, while under the interim solution the authority will come from the Ministry of Transportation and Infrastructure.

- e. **Daniel Vokey (Hawthorn Place):** there is an unidentifiable noise that our strata would like assistance to identify and stop.

Answer: The UNA will offer assistance to the strata.

- f. **Jim Taylor (Hampton):** what about residents visiting another neighbourhood? What about visitors to the community centre? The two main problems of parking in Hawthorn Place are the visitors to UBC who try and avoid paying for parking, and Hawthorn residents who pay for underground parking yet still prefer to park on the street. Any interim solution encouraging people who have underground parking to park on the street will only make it impossible for other neighbourhood residents to park.

Answer: the community centre visitors will pick up a temporary parking pass specific to class programming time. Part of the interim parking solution will cover the identification of other neighbourhood visitors to park in Hawthorn Place.

D. Question & Answer

1. **John Bourne (Chancellor Place):** special thanks to Joe Stott from C&CP on the great job on Main Mall.
2. **Sheldon Nathanson (Wesbrook Place):** how will the land use amendments in south campus impact traffic and parking.

Answer: the streets have been designed to accommodate traffic and parking.

3. **Daniel Jung (Hawthorn Place):** how much services levies has the UNA received from UBC this year? How does the UNA cover unexpected expenditures?

Answer: the UNA operating budget requested \$2.9 million in Services Levies for the 2012-13 and always plan a balanced budget. Monthly financial statements are published on the UNA website as part of the board package materials. Any unexpected expenditures can be covered through the contingency or appropriate reserve.

4. **Gary Fletcher (Wesbrook Place):** many important issues are of the municipal line, and are essentially political. The UNA needs proper political representation. How will the UNA press for proper political accountability?

Answer: the UNA and UBC work as partners to provide the best services to the residents. Before the UNA board makes any decision related to governance, there will be opportunities for public discussion and a public vote. Community engagement is one of the UNA's priorities.

5. **Eleanor Laquian (Hampton Place):** please explain the \$80,000 allocated for parking and security.

Answer: it is for the private nightly security service provided by the UNA. The UNA surveyed all strata chairs, and the feedback showed that residents would like to continue this service. There is also some money allocated as part of the implementation of the new parking rules.

6. **Gary Rupert (Hawthorn Place):** how are UNA roads distinguished from UBC roads?

Answer: Designated roads that are under the authority of the Ministry of Transportation and Infrastructure are outlined on the campus map.

7. **Janice Waud Loper (Hawthorn Place):** the UNA board should increase knowledge of community development and continue to improve skills in governance.

Answer: board members have opportunities to participate in conferences to increase their knowledge base. The board also has a retreat every year, and invites facilitators for special educational opportunities. The board also learns from experts in the neighbourhoods and at UBC.

8. **John Bourne (Chancellor Place):** what audit mechanism exists to ensure that the residents get a good deal in negotiations with UBC? Costs needs to be justified by usage on recreational facilities.

Answer: the cost of access to UBC athletic facilities was originally based on sharing costs based on the proportion of residents compared to the number of UBC students. The base cost per capita negotiated was approximately \$58.50. UBC-appointed board members act as facilitators between the two organizations and strongly support the needs of UNA residents. The other option for access to facilities could be a straight user fee which is not a very community-minded model to provide services. The goal of UBC and the UNA is to provide affordable community programming for all residents based on a municipal model.

9. **Pat Carney (Hampton Place):** there is a lack of handicap parking in the community.

Answer: UBC will look into this concern.

10. **Thomas Beyer (Chancellor Place):** when is the community park and playground going to be built in Chancellor Place?

Answer: there will be 2 parks and 2 playgrounds in Chancellor. C+CP is working with the Theological Development Group to have the first one installed. The design proposed was not endorsed by residents and it is being re-designed. The university is working through remaining hurdles to move this project to completion.

Why does the UNA separate membership and the UNA community service card?

The UNA is working on how to make the concept of UNA membership and UNA Community Service Card clearer to residents. Membership in a BC society (which the UNA is) must be voluntary; however all UNA residents regardless of membership are entitled to municipal services.

E. Election of Directors

Election results were not announced as the vote count was not finished by the time AGM finished.

Editor's note - election results were announced the following day:

- **Alexander: 172 votes**
- **Beyer: 272 votes**
- **Frank: 221 votes**

- **Jung: 159 votes**
- **Waud Loper: 116 votes**
- **Zhang: 149 votes**

Motion to adjourn at 9:15 pm; moved by Jim Taylor, seconded by Thomas Beyer, carried.

DRAFT