

*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 24, 2014, 7 pm – 9 pm
The Old Barn Community Centre, 6308 Thunderbird Blvd. Vancouver, BC

Meeting called to order at 7:06 pm. Quorum achieved.

Richard Alexander, UNA Chair, welcomed residents to the AGM and introduced the UNA directors:

- Richard Alexander, elected resident director
- Prod Laquian, elected resident director
- Charles Menzies, elected resident director
- Ying Zhou, elected resident director

Regrets:

Thomas Beyer, elected resident director
Andrew Parr, UBC appointed director
Carol Jolly, UBC appointed director
Tanner Bokor, AMS appointed director

In attendance:

Jan Fialkowski, *UNA Executive Director*
Calvin Cheung, *UNA Operations Director*
Ralph Wells, *UNA Sustainability Manager*
Katherine Xu, *UNA Business Manager*
Stephanie Nesbitt, *Community Centre Manager*
John Tompkins, *Editor, The Campus Resident*

Special Guests:

Frances Yip, *Director, Financial Reporting, UBC Finance*
Rob Matty, *Auditor, Johnsen Archer LLP*
Tom Fletcher, *Fletcher & Company*

A. Business of the Annual General Meeting

1. Motion to accept the agenda

MOVED BY Bill Holmes (Hampton Place) that the 2014 AGM Agenda be accepted.

CARRIED

2. Motion to accept minutes from the 2013 AGM.

MOVED BY Gary Gibson (Chancellor Place) that the 2013 AGM Minutes be accepted.

CARRIED

3. Items arising from the minutes

None.

4. Chair's Annual Report, *Richard Alexander*

a. Chair's Annual Report Question & Answer Period

Joyce Bradley (Hawthorn Place): what is the relationships between the Old Barn Community Centre and the new Wesbrook Place Community Centre when built?

Answer: both community centers will be used for programming that is the most appropriate to the facility.

Joyce Bradly (Hawthorn Place): please explain the new structure of the changing aging program.

Answer: the changing aging program is run by the School of Kinesiology; a UNA Access Card holder receives 15% discount on this program. The UNA doesn't have any details of the structure change.

Gary Gibson (Hampton Place): thank you to all directors. Please explain which roads are considered part of the legal transfer that the UNA is working on with the MoTI? Is the 16th Ave. or Marine Drive included?

Answer: the legal transfer is for roads within the UNA neighbourhood boundaries. Marine Drive or 16th Ave. are not within the UNA neighbourhood boundaries.

5. Treasurer's Report & Presentation of the Audited Financial Statements March 31, 2014,

Richard Alexander, Frances Yip

a. Financial Question & Answer Period

Jorma Neuvonen (Hawthorn Place): why have the athletics fees doubled in the past year?

Answer: they have not. Last year, half of the athletics fees were paid from the UNA operating budget, and the other half paid directly from the Neighbours Fund. This year, all athletics fee are paid from the Neighbours Fund.

Katherine Ley (Hampton Place): please explain the Acadia Park playground expense in the Neighbours' Fund financial statements. Why is the UNA paying for playground outside of the UNA?

Answer: Before UNA has formed, Mr. Jim Taylor (Hampton Place) has collected funding for building the community. As approached by the Acadia Park, Mr. Taylor donated some funding to the Neighbours' Fund to help build the Acadia Park playground. This funding has been kept in the Neighbours' Fund for this sole purpose and is paid out this year. The Acadia Park Playground is not the same as the Norman Rose Pointe School Playground, which is funded completely differently.

Donald Wehrung (Hampton Place): why have the reserves decreased this year?

Answer: Since City of Vancouver's mill rate decreased and rural mill rate increased this year, the Services Levy, which is the difference between, has decreased. This was unpredicted at the time the UNA operating budget was approved 6 months prior to the services levy collection. To support the UNA's operating budget, part of the unappropriated reserves have been used to make up the decreased services levy collected.

Chris Finch (Chancellor Place): who determined the maximum amount of each reserves and the length of time to reach the maximum?

Answer: UBC Finance Office developed this formula based on the best practice of most municipal experiences.

Bill Holmes (Hampton Place): How is the Neighbours' Fund reserves invested? What is the rate of return?

Answer: It is invested by UBC Treasury at the rate of 2% return.

Suresh Prasad (Hampton Place): as part of the original Hampton Place resident group, Mr. Prasad clarified the background information on the Acadia Park Playground. Mr. Prasad also stated that City of Vancouver has to look hard at their mill rate since the property value in the UBC/UNA area has decreased this year.

Gary Gibson (Hampton Place): why has the revenue decreased in the Neighbours' Fund?

Answer: Services levy is the main revenue of the Neighbours' Fund. Since City of Vancouver's mill rate decreased and rural mill rate increased this year, the Services Levy, which is the difference between, has decreased. The UNA has no control of the services levy.

Bill Holmes (Hampton Place): does the infrastructure replacement reserve cover sewer cost? City of Vancouver covers sewer cost for home owner. Why does the UNA strata have to pay sewer?

Answer: The infrastructure reserves not only covers sewer, it covers other infrastructure cost as well. The UNA pays for part of the sewer charge, so does the stratas. This topic can be revisited at the UNA's Water Rate Verification Committee where Mr. Holmes is a resident

representative.

Chris Finch (Hampton Place): do the UBC Tennis Court and the Aquatic Centre offer special UNA rates? Why can UBC book all courts including the outdoor courts for their own use? What is the status of the outdoor court?

Answer: UNA Access Card holders receive preferential rates at the Aquatic Centre and the Tennis Centre. The UNA is reviewing the Access Agreement with UBC on such issues. The UNA will also check on the status of the outdoor court.

Donald Wehrung (Hampton Place): what is the progress of establishing an electronic payment system for services levy?

Answer: This requires extensive technological work to create a secure environment. UBC is working with HSBC on this project. It will take some time but it is a priority for UBC.

b. Motion to Appoint 2014-15 Auditor

MOVED BY Bill Holmes (Hampton Place), THAT the UNA membership appoints Chartered Accountants Johnson Archer LLP to audit the financial statements of the UNA for the fiscal year ending March 31, 2015.

CARRIED.

6. Amendments of By-laws

MOVED BY Bill Holmes (Hampton Place), BE IT RESOLVED AS A SPECIAL RESOLUTION THAT the current UNA By-laws be repealed and the attached By-laws be adopted.

CARRIED.

B. Presentation on Roles, Responsibilities and Compensation Project, Tom Fletcher

Presentation Question and Answer Period

Gary Gibson (Hampton Place): this report assumes that there is always a UNA that governs this area. What is your recommendation for governance model for this area in the future?

Answer: This is a big question and is not considered an appropriate scope of this project.

Bill Holmes (Hampton Place): are elected officials in some municipalities paid per meeting?

Answer: Most municipalities have a flat annual salary. Some regional governments use a per meeting pay model.

Bill Holmes (Hampton Place): should the compensation increase occur after the Board takes on more responsibilities?

Answer: The suggested compensation increase is fair based the current work load of the Board. Suggest review it in 5 years.

Bill Holmes (Hampton Place): the UNA operates makes most decisions in committees, which are not open to residents. How is this compared to other municipalities?

Answer: Many societies have closed meetings and the UNA is not unusual. At one time, municipalities were not permitted to have meetings in private but these rules are being reviewed to allow more flexibility. There are general rules on what is permitted in camera, such as legal matters, issues against the municipalities, etc.

Motion to adjourn at 8:40 pm; by Kathy Griffith (Hampton Place) CARRIED.

The 2014 Election results were announced after the AGM adjourned:

- **Alexander, Richard (837) – elected as resident director for 2 year term**
- Bennett, Bayan (144)
- Beyer, Thomas (217)
- Craigie, Allan (306)
- **Menzies, Charles (347) – elected as resident director for 2 year term**
- Niazi, Qaisar (50)
- **Zhang, Yan (Sabrina) (1054) – elected as resident director for 2 year term**