



Floating Home

Association of BC



2018 Annual General Meeting

The Floating Home Association
Ladner Community Centre
4734 51 Street, Ladner, BC
Saturday, April 28, 2017

Pre-Meeting Presentations

Dr. Clive Welham presented: Stormy seas ahead: natural risks and hazards over the next century.

Clive is a floathome resident at Ladner Reach Marina. A researcher in the Forest Ecosystem Modeling Group in the Faculty of Forestry at UBC, Clive provided the membership with a beautifully executed explanation of how climate change is impacting natural risks to coastal communities.

The Perfect Storm

Kelly McCloskey provided an overview of a recent meeting with the Ministry of Forests, Lands, Natural Resource Operations & Rural Development where a video was presented that brought together three contentious issues facing many who work or live along the Fraser River - Dredging, Leases and Dikes. After viewing the video, key experts from the group gave a brief overview of their part in the program, and took questions from the floor.

Floating Home Champion Award

Kelly McCloskey presented Frank Archer with the 2nd Annual Floating Home Champion Award for his 30-plus years of service to the floating home sector.



Dr. Clive Welham



Floating Home Champion Frank Archer

The meeting was called to order at 3:08 PM

2. NOTICE OF ANNUAL MEETING AND QUORUM

Quorum was established. Seven members of the board of directors and XX paid members were signed into the meeting.

Present:

Kelly McCloskey
Dave Coulter
John Roscoe
Frank Archer
Katharine Wilson
Butch Nelson
Sandy McKellar

The President reported an AGM notice was sent via email on March 15, 2018 and April 18, 2017

3. APPROVAL OF THE 2017 AGM AGENDA

Motion to approve the 2018 agenda was moved by Johann Brink. Seconded by Dave Coulter. Carried.

4. APPROVAL OF THE MINUTES OF THE 2017 AGM

Motion to approve the April 22, 2017 AGM MINUTES as presented was moved by Katharine Wilson. Seconded by Judy Pierce. Carried.

5. MATTERS ARISING FROM PREVIOUS AGM

N/A

6. OFFICER REPORTS

President's Report - Kelly McCloskey

The president made reference to the fact that many of the details of his report were incorporated in the pre-meeting panel discussion. He reported that the board has worked on several files over the past year, with a focus on water lot leases (meeting with senior members of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development) and dredging and sediment in the Fraser River. He reported that the board has made progress (evidenced by our participation in the recent Ladner meetings with senior ministry officials) and have developed a healthy working relationship with the ministry, as well as with the federal MP for Delta, and municipal government reps.

With reference to the 2016 membership survey, Kelly reminded the membership of what the key issues are and what the board has been focusing on.

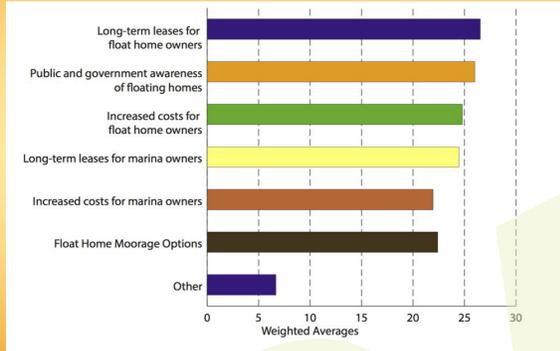
Board Activities in 2017/18

- Water lot lease renewal issues
- Sustainable dredging plan
- New float home developments and expanded moorage options (Squamish, Nanaimo, Kelowna)
- Resources for members
- FHA relevance with government (all three levels of government)

- Reaching out to MPs and MLAs with floating homes in their ridings
- Membership outreach

Regional Members' Meeting - Duncan, BC - Dave Coulter

Important of Issues Raised at AGM



Board Focus

- Affordability & Sustainability of Lifestyle
 - Water lot leases
 - Dikes and dredging
 - New float home developments
 - Resources for members
- Position FHA for Success:
 - Relevance with government
 - MLAs / MPs with floating homes in their riding
 - Membership outreach and growth

Ministry of Forests



Regional Members' Meeting



Vice-president of the FHA, Dave Coulter reported on the first Regional Members' Meeting. Dave was the meeting organizer and host. He emphasized the importance of outreach and networking, especially outside the Delta/Ladner region. On April 14th, the meeting was hosted at Maple Bay Marina. Key speakers included the Fire Safety Officers from Maple Bay, and Maple Bay Marina owner and developer, Dave Messier. We had 15 float home owners join us from Maple Bay, Genoa Bay, Cowichan Bay, and Salt Spring Island. Next year's regional meeting will be held in Victoria. Other future locations may include Langley, Richmond, etc.

Also on the theme of outreach, Dave reported that he and David Leff attended the AGM for the Nautical Residents Association of BC. They share some common issues with our membership (legitimacy and credibility). There is some synergy to be had with this group. At the meeting, Dave and David were named affiliate members of their board.

Treasurer's Report - Frank Archer

Frank Archer presented the financial report. Financial statements were presented via the PowerPoint slideshow.

BOARD OPERATING ACCOUNT Financial Statement

April 1, 2017 - March 31, 2018

Opening Balance April 1, 2017		\$1356.13
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Revenue

Memberships	\$1174.10	
Donations/Sponsorship	\$436.32	
Credit Interest	\$2.07	
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Revenue	\$1612.49	\$1612.49
Total Revenue		\$2968.62

Disbursements

2017 Society Filing Fees	\$90.00	
Mail Box	\$170.10	
Printing	\$598.16	
Website	\$249.27	
Travel	\$0	
AGM 2017	\$481.33	
AGM 2018	\$93.60	
Video	\$400.00	
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Total Disbursements	\$2082.46	\$2082.46

Closing Balance March 31, 2018		\$886.16
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FHA Envision Shares Balance - April 1, 2017	\$156.19
FHA Envision Shares Balance - March 31, 2017	\$160.91

EXPLANATION OF DISBURSEMENTS

FHA Operating Account - April 1, 2017 - March 31, 2018

Society Filing Fees	
By Laws	\$40.00
Annual Report	\$50.00
Mail Box	
Canada Post Mail Box Renewal	\$170.10
Website	
Domain Name Registration	\$56.00
Web Hosting Wix.com	\$193.27
Printing	
Business Cards	\$78.40
Minister Donaldson Handouts	\$19.76
Brochure	\$500.00
2017 AGM	
AGM Flyers	\$174.72
Art Poster and Mugs	\$214.95
Supplies (napkins, name tags, etc.)	\$7.84
Food/Beverage	\$53.19
Printing	\$10.53
50/50 tickets	\$8.96
Juice	\$11.14
2018 AGM	
Ladner Community Centre Booking	\$93.60
Video	
Floating Home Promotional Video production	\$400.00

FHA Budget Planning

Expenses	Budget 2017/18	Actual 2017/18	Variance	Budget 2018/19
Annual Society Fees	\$25.00	\$90.00	\$65.00	\$40.00
Mail Box	\$163.80	\$170.10	\$6.30	\$180.00
Printing	\$50.00	\$598.16	\$548.16	\$150.00
Website	\$217.00	\$249.27	\$32.27	\$280.00
Director Travel	\$25.00	\$0.00	-\$25.00	\$400.00
AGM	\$490.00	\$574.93	\$84.93	\$600.00
Membership Event	\$400.00	\$0.00	-\$400.00	\$500.00
Video	\$0.00	\$400.00	\$400.00	\$200.00
Marketing	\$25.00	\$0.00	-\$25.00	\$100.00
Regional Meeting	\$0.00	\$0.00	\$0.00	\$500.00
Totals	\$1,395.80	\$2,082.46	\$686.66	\$2,950.00

Includes Regional Meeting and Director travel for Regional Meeting and AGM

Revenue	Budget 2017/18	Actual 2017/18	Variance	Budget 2018/19
Membership	\$1,000.00	\$1,174.10	\$174.10	\$2,250.00
Donations/Sponsorship	\$0.00	\$436.32	\$436.32	\$500.00
Credit Interest	\$1.25	\$2.07	\$0.82	\$3.00
Totals	\$1,001.25	\$1,612.49	\$611.24	\$2,753.00

Balance Carry Forward	Budget 2017/18	Actual 2017/18	Variance	Budget 2018/19
Totals	\$482.23	\$886.16	\$403.93	\$689.11

Assumes 90 members @ \$25 each

Frank reviewed the financial statements, pointing out that revenue included 78 paid members for the past fiscal year, and donations/sponsorship as well as 50/50 ticket sales from the 2017 AGM (including David Leff donating his portion back to the board). For budget planning, the assumption is 90 paid members at \$25/person.

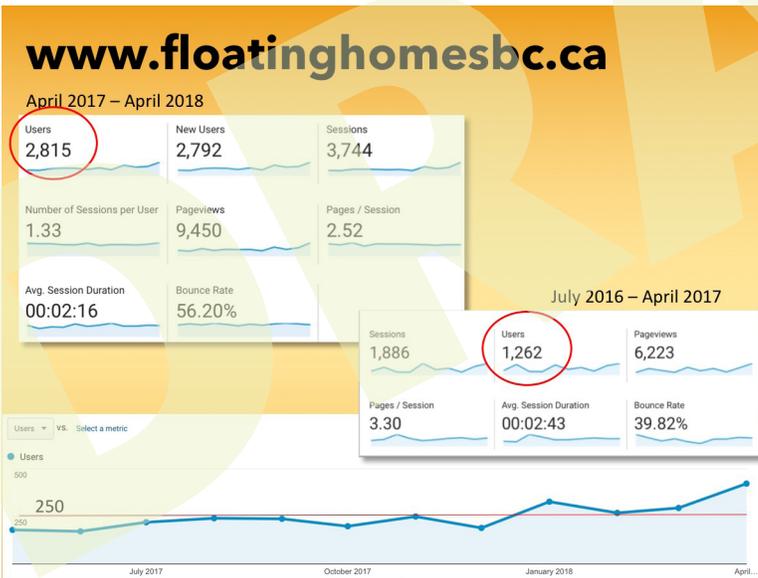
Motion to approve the Financial Statements as presented was moved by Frank Archer. Motion seconded by Katharine Wilson. Carried.

Communications Report - Sandy McKellar

Sandy is the secretary of the board, and as such manages much of the communications efforts for the association.

Sandy presented on the following:

- The newly designed and printed brochure for the FHA.
- Newsletters
- Reviewed the user activity of the FHA website - doubled the number of site visitors
- Reviewed the Facebook account and activity
- Release of the new Floating Home Association Video
- Membership event - River boat tour didn't work out due to costs - still on the agenda
- Fraser River Discovery Centre virtual museum exhibit about floating homes
- Shipping News article



Other Initiatives

- Membership Activity – River Board Tour
- Virtual Museum Proposal – Fraser River Discovery Centre
- BC Shipping News – Article “Far From Watertight”

Floating Home Exhibit for the Canadian Museum of History

The Board was excited to be invited to assist in a unique project that was spearheaded by Michelle Peters of the Fraser River Discovery Centre. Michelle submitted a proposal for funding to build an online museum about floating home communities in British Columbia. Should the proposal be successful, it will allow the Discovery Centre to create the exhibit as part of The Canadian Museum of History's Community Stories program. The Community Stories investment program helps smaller Canadian museums and heritage organizations work with their communities to develop virtual exhibits that engage online audiences in the stories, past and present, of Canada's communities. Queensgate Marina originally reached out to them about this opportunity. We have agreed to assist however we can, with information, contacts, images, stories, etc. if you'd like to learn more about this program, visit www.virtualmuseums.ca/home/

Far from watertight

By Amanda Schull

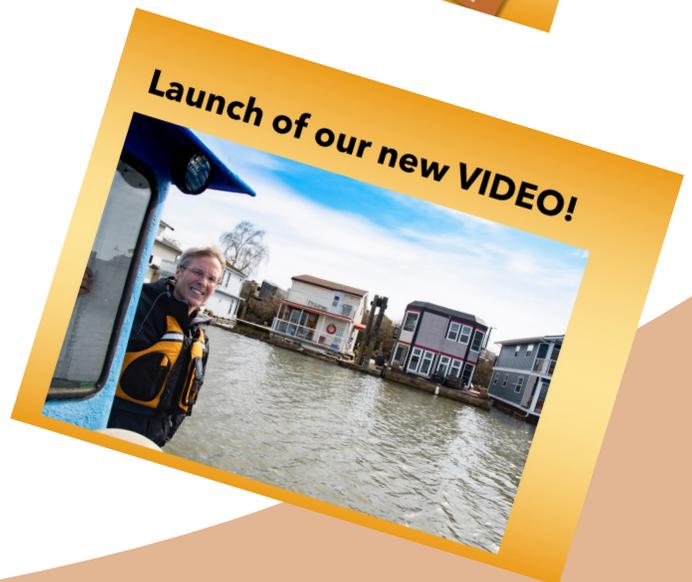
Today, floating home residents and business owners along the Fraser River are facing a new set of challenges, including water level fluctuations and rising property taxes.

The Fraser River is a vital waterway for British Columbia, providing a route for goods and people between the coast and the interior. For many years, the river has been a source of pride and identity for the communities that line its banks. One of the most unique features of the river is the floating homes, which are built on rafts and can be moved up and down the river as needed. These homes have a long history, dating back to the early days of the river's development. They were originally built for workers and their families who needed a place to live that could be moved as the river's water levels changed. Over time, these homes have become a part of the local culture and heritage.

However, in recent years, the floating home industry has faced significant challenges. One of the most pressing issues is the fluctuation of water levels. The Fraser River's water levels are highly variable, and this can make it difficult for floating home residents to maintain their homes. High water levels can cause homes to be damaged or even washed away, while low water levels can make it difficult to move homes up and down the river. This is a major concern for the industry, as it can lead to significant financial losses for residents and business owners.

Another major challenge is the rising cost of property taxes. As the Fraser River communities have grown, so have the property taxes. This has put a significant financial burden on floating home residents, many of whom are on fixed incomes. This has led to a number of homes being abandoned or sold at a loss. The industry is currently working with local governments to find ways to reduce the tax burden on floating home residents.

Despite these challenges, the floating home industry remains an important part of the Fraser River's heritage and culture. It is a unique way of life that has survived for over a century. The industry is currently working to address the challenges it faces and ensure that it can continue to thrive for many years to come.



7. ELECTION OF FHA BOARD OF DIRECTORS

Kelly reminded the membership of the bylaw change that was approved last year, that moved board members to two-year terms, with half the board coming up for re-election every year.

Preamble:

The following members of the Floating Home Association Pacific have agreed to put their names forward for re-election to the Board of Directors. Having been determined by the President to be members in good standing with the association, with demonstrated ability and understanding of their role, the President moves that this slate be elected as directors. John Roscoe has decided to step down from the board and therefore his name is not on the election roster.

Motion: Kelly McCloskey moves that the following members of the Floating Home Association Pacific be elected for a two-year term to the board of directors (to 2020):

- David Leff
- Butch Nelson
- Katharine Wilson

Motion was seconded by Johann Brink. Carried.

The remaining members, Kelly McCloskey, Frank Archer, Dave Coulter and Sandy McKellar continue to serve the second of their two year terms.

Kelly recognized and thanked John Roscoe for all of his contributions and efforts in support of floating homes and related organization. Motion: Kelly moved that on behalf of the FHA board and membership that we officially thank him for his decade of exceptional service to the FHA and its members. Seconded by Frank Archer. Carried.

8. NEW BUSINESS

A member pointed out that she felt that the meeting was very Ladner centric. Kelly and others in the room heard the concern but assured the member that the association is focused on issues affecting the membership throughout the province. Kelly will add this to the priorities for the board in the coming year.

Member raised expanding development and the number of float homes, and working with the province to open new applications for floating homes. Kelly agreed to add this to the priority list for the coming year.

Member raised how to use integrated approaches to problem solving, especially when working with government.

Member raised dredging in the main channel, and asked how that process is funded. A discussion ensued.

9. MOTION TO ADJOURN

Judy Pierce moved to adjourn the 2018 annual general meeting.