

**Lorne Mountain Community Association Board Meeting Minutes**

**Date: Feb 28, 2019**

In attendance: (Y= Yes, N= No, R= Regrets sent)

Lauren Barrett	Y	Russ Knutson	Y	Agnes Seitz	Y			
Dave Bouquot	R	Dawn Lammer	N	Bob Sharp	Y			
Peter Carr	R	Dan Marcotte	Y	Etienne Tardiff	R			
Al Foster	Y	Kathleen McDade	N	Eva Wieckowski	R			

Agenda Item	Notes	Action Items
<b>1. Call to Order</b>	7:01 PM	
<b>2. Adoption of Agenda</b>	Moved to adopt by Bob Seconded by Dan	
<b>3. Review of Minutes- Jan 22/19</b>	Moved to adopt by Bob Seconded by Dan	
<b>4. Guest presentation- Energy Assessment Andy Lera</b>	<ul style="list-style-type: none"> <li>• Biggest red flag is 2<sup>nd</sup> hot water tank- usually turned off in summer, sitting at 20deg, potential issue for water-borne disease</li> <li>• ‘Spanner’ units have come up in research</li> <li>• ‘Heat Loss Attachment’ referred to in file circulated to Board members will be provided by Andy soon- file was corrupted</li> <li>• Some elements in ‘Life Span Prediction’ are coming to the end of lifespan- e.g. furnace, fuel tank</li> <li>• Will have to address warm up shed in the short term- e.g. electrical baseboards in addition to wood shed</li> <li>• Energy Study Files 2019 data questions from Board                             <ul style="list-style-type: none"> <li>○ where does data come from?</li> <li>○ Source of costs e.g. oil \$1.27/L (from March 2018), propane- some cases of 10% difference between quoted costs vs. posted cost by YG</li> <li>○ Electrical cost per kwh (\$0.22)- includes demand charge (kw), but should actual cost be around \$0.17 or \$0.18- should not actually incorporate demand charge (LMCC has to pay base demand</li> </ul> </li> </ul>	<p>Change procedure for 2<sup>nd</sup> hot water tank- must completely drain once Zamboni used last time for the season</p> <p>Look at whether tank can be drained independently- ?additional valve required</p> <p>Fuel costs to be updated to cost at next set value on all spreadsheets- Agnes to provide most recent bills to Andy</p> <p>Demand charge to be</p>

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	<p>charge)</p> <ul style="list-style-type: none"> <li>○ Agnes needs demand charge reflected somewhere so that energy costs collected for reporting to funders</li> <li>○ AI has talked to a few users of biomass locally- some constraints identified: <ul style="list-style-type: none"> <li>▪ Raven Recycling- from report done on their heating system after 3y operation: capital cost of installation; volume of chips and how often (user with a Bobcat has to add chips to hopper 4x/day- requires staffing to support); operational costs also additional</li> <li>▪ Volume of chips- e.g. some users use a semi-truck trailer load per week</li> </ul> </li> <li>○ Costs in 'Further energy conservation measures' section would be helpful as separate document- Agnes would use to solicit quotes at a later date, to avoid discrepancy</li> <li>○ Also interested in how much energy conservation would be provided by implementing these further energy conservation measures- this info would affect final decision on new energy sources</li> <li>● Moisture content of biomass fuel is a concern- drying units used in Europe</li> </ul>	<p>reflected in a separate table</p> <p>Maintenance committee meeting would be required to discuss potential of biomass in detail</p> <p>Andy to add additional recommendations of what else needs to be looked at before LMCA can go any further</p> <p>'Centralized heating only system' table needs updated fuel price values</p> <p>Maintenance committee to meet and make decision on oil tank-meeting before April</p> <p>Solar system data to be updated</p>
<b>5. Follow-up from last meeting</b>		
a) Board assessment follow-up-finals	<ul style="list-style-type: none"> <li>● Hamlet website- new section for board members to reference the assessment information</li> </ul>	Hard copy for access at LMCC
<b>6. Recreation, Maintenance and House Management Reports-discuss/questions/accept</b>		More permanent water meters (x2) to be installed for use of outside tap and

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		<p>other line (Zamboni, suite, etc)</p> <p>Bob creating signs for hazard mitigation for ski trails and skating rink</p> <p>Al/Agnes to email Bob re: Ice Rink Creed as a more formalized sign in warm up shed</p>
a) Event report	<ul style="list-style-type: none"> <li>No questions</li> </ul>	
<b>7. Financial Report</b>	<ul style="list-style-type: none"> <li>January financials are on track</li> <li>LMCC membership is strong</li> <li>YG Societies has not sent Agnes a letter, but online registry indicates that we are in good standing</li> <li>No unexpected expenses</li> <li>Draft budget 2019/2020 is underway, needs to be approved at March meeting, so that final can be approved at AGM</li> </ul>	
<b>8. New Business</b>		
a) FireSmart application	<ul style="list-style-type: none"> <li>Due April 15</li> <li>Conversations with Etienne and Colin- interim plan is to apply for FireSmart program with stipulation to continue with plan from last year</li> <li>If application is approved, we will then decide on new plan, addressing Etienne's concerns of work near his property</li> <li>Doug Cote is back, public meeting to be planned in early April, talk about 5 year plan; wants to know concerns/items that Board is looking to talk about, so Doug can be prepared</li> <li>Many groups talking about fuel abatement currently</li> <li>Should Wildland attend Board meeting prior to public meeting? Board would like this to happen</li> <li>Concerns identified by Board:</li> </ul>	<p>Board to come up with position on public good vs private interest that can apply to future FireSmart projects</p> <p>Meeting with Wildland Fire to be scheduled with LMCA Board first, then public meeting to be set up</p>

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	<ul style="list-style-type: none"> <li>○ LMCC as muster point for community- needs to be very thoroughly FireSmarted</li> <li>○ Many areas other than area near Etienne's property are appropriate for FireSmarting with the goal of maintaining exit route in emergency</li> <li>● Southern Lakes Forest Mgmt Plan to be released soon re: key areas to be dealt with immediately- can use this to support future FireSmarting plans</li> </ul>	Board members to email Agnes their concerns to be addressed at Board meeting with Wildland Fire
b) AGM plan and date	<ul style="list-style-type: none"> <li>● Decided on May 23</li> <li>● Need to increase attendance <ul style="list-style-type: none"> <li>○ Offer door prize?</li> <li>○ Ted Talk?</li> <li>○ Teach a skill on how to make community happen- hands on activities/stations</li> <li>○ BushCraft Yukon skills/presentation</li> <li>○ Involve Mike- ways to improve community waste management</li> <li>○ Kids activities to draw parents?</li> </ul> </li> </ul>	Current Board members to look to recruit new Board members
<b>9. Other-</b>	<ul style="list-style-type: none"> <li>● March 2019 meeting for public water supply</li> </ul>	Future considerations on where would funds come from to hook up to public water supply (?CDF)
	<ul style="list-style-type: none"> <li>● 2019 Ingestible Festival discussion to be added to next month's meeting agenda</li> </ul>	
<b>10. Next meeting</b>	Thursday March 28, 7pm	
<b>11. Adjournment-</b>	Moved by Dan Seconded by Lauren	