



## ***ANNUAL GENERAL MEETING 2009***

7:15 - 7:45 PM, Thursday, March 26, 2009 held at  
Our Lady of the Mountains Roman Catholic Church, Whistler, BC

Present: about 50 existing members, new members and guests.

## **MINUTES**

### **1. CALL TO ORDER [7:15 pm]**

President Gord Leidal [GL] extended a welcome to all and introduced the executive members at the table: Doug Deeks [treasurer], Jessie Pendencygrasse [secretary] and Luise Zinsli [membership registrar & nominations committee chair]. It was noted that our program comes in three parts – first our AGM, followed by two presentations. Sue Lawther will speak on ‘Seniors Needs and Your Priorities in our Community’, and this will be followed by a presentation from representatives of the Rainbow Development on the Seniors Housing at Rainbow.

### **2. VALIDATION**

GL confirmed that a notice of the meeting was circulated to our members, posted in local media and placed on our web-site. It was noted that our required quorum is 20% of our members in good standing [dues paid]. Our membership registrar [LZ] reported that registered members exceeded our quorum, and there were no objections to the manner of calling the meeting.

### **3. APPROVAL OF MINUTES FROM 2007 AGM**

Copies of the Minutes from the AGM of March 27, 2008 were circulated to all members with the notice of this meeting, and they were posted on the MAC website for most of the past year. Some copies were also made available at this meeting.

It was moved by Garry Baker and seconded by Sue Lawther that the Minutes be approved as circulated. There were no questions from the floor and no discussion. The motion carried.

### **4. REPORTS**

#### **[1] President's Report: Gord Leidal**

Again it is my pleasure to provide you with an update on MAC's activities and progress over the past year. Our path continues much the same, and for those who attended last year, my report will sound somewhat familiar. We are moving forward, though always more slowly than we would like. While our primary focus continues to be **creation of seniors housing**, senior's **health and social** needs in our community are receiving more attention. And MAC continues to respond to **referrals and inquiries** – we have become a clearance centre for anything to do with seniors issues in our community.

Our **MEMBERSHIP** continues to grow at an annual rate exceeding 20% – it now numbers 154 households and 247 individuals; no surprise here, as we seniors continue to be the fastest growing demographic.

**ACTIVITIES** such as the Seniors Ski Team & Seniors Fitness Classes are ongoing successes, and continue to grow in popularity.



MAC continues to **partner with the RMOW relative to Whistler 2020**, with many of our members active on various task forces. And many of you are **busy volunteering** throughout our community – in the village, on the mountains, at Olympic venues, & the list goes on.

Our **COMMUNICATIONS** continue to rely primarily on **MAC Newsletters**, sent out periodically both electronically and by Canada Post, with occasional coverage in the local media. And our **website** [www.whistlermac.org](http://www.whistlermac.org) provides almost all information relevant to MAC. It is updated on a regular basis, & for that we owe much thanks to our webmaster & member **Don Armour**. Also we count on you to keep us advised as to any changes in your addresses, so we can stay in touch.

New this past year is our **SENIOR'S NEEDS ASSESSMENT GROUP**. At last year's AGM Steve Milstein suggested a need for more discussion & eventual action on addressing those needs in our community that are additional to 'housing'. The intent, of course, is to ensure healthy ageing here in Whistler. A focus group including 8 MAC members, and chaired by Sue Lawther, has since undertaken this initiative, and Sue will be reporting on their progress later this evening.

Now for an **UPDATE on SENIORS HOUSING** -

MAC Directors continue to look for opportunities; they consult with both developers and RMOW planners on a regular basis, this in addition to our presence on the WHA Board. As most of you know from our newsletters and website, there are three senior's housing opportunities moving forward to varying degrees as part of more comprehensive developments. They include: [1] **Cheakamus Crossing** [previously referred to as the Athletes Village] located in the lower Cheakamus, [2] the **Rainbow Lands** [north of Alpine Meadows], and [3] the **Holborn Property** [incorporating the Whistler Racquet Club - Wildwood Pacific Bistro].

**At RAINBOW** - Site development and construction of the first two phases of housing is well underway, with occupancy scheduled for July this year. The development plan includes approximately 40 seniors housing units in two adjacent complexes. One condo-apartment style building will include up to 20 'senior occupancy and price restricted' units, with a mix of both ownership and rental. A second building provides for up to 20 'seniors occupancy restricted market priced units', to be price-capped after the first sale.

The Developer recently confirmed appointment of a 'seniors housing project coordinator' Shelagh Weightman, and plans include proceeding with social, financial and development planning this year in preparation for a possible construction start in the spring of 2010, with **possible occupancy by late 2011**. Construction of either complex will only proceed on the basis of successful presales. A survey is currently being prepared by Rainbow for distribution to all MAC members to gauge interest in seniors housing at Rainbow. Also Rainbow representatives are present, & they will be making a presentation later this evening, and will be available for further discussion after the meeting.

**For HOLBORN** - The proposed development is near ready for fourth and final reading from Council for rezoning and subdivision approval, however the project is apparently on-hold, and as a result delivery timelines are uncertain. If the project were to proceed later in 2009 [which is very unlikely], delivery of seniors housing would not likely occur before the year 2016, as it is scheduled for phase 3 construction. The development plan includes about 20 to 22 seniors occupancy & price restricted units plus a "seniors centre" [or seniors' meeting place] as a community amenity.



**For CHEAKAMUS CROSSING** – Site development and construction of housing is now well advanced; it includes 285 restricted resident housing units, including some for seniors. In the spring of 2008 the WHA allocated up to a maximum of 24-units for seniors, including 6 town-homes and 18 apartment style units. All members of MAC were advised of this opportunity in early August 2008, and those interested were invited to submit applications for purchase. While interested members originally numbered about twenty, presale purchase contracts were completed for only nine units [including all of the town-homes]; prices ranged between \$251 and \$258 per square foot including GST. For many there were concerns relative to the lack of garages [though covered parking was included] and the size of units; for others it simply was not the right time.

MAC members have recently been offered another opportunity for the remaining apartments in the Falls building, so if any of you are interested, please contact the WHA and request an 'Application Form' ; we are already aware of at least 4 interested members.

The Falls building offers 1 bedroom [approx. 748 sq. ft.], 1 bedroom plus den [approx. 842 sq. ft.] and 2 bedroom plus 2 bath [approx. 942 sq. ft.] , apartments with prices ranging from approximately \$180,000 - \$260,000, with only a very limited number of units still available. Occupancy takes place in the second half of 2010, after the Olympics.

**The question of 'HOW DO YOU QUALIFY'** and get on the seniors housing wait list for these projects is addressed on our website, and also in the minutes from our 2008 AGM ; otherwise feel free to speak to any one of our Directors, or inquire through the WHA.

Also, **SENIORS RENTAL HOUSING remains an issue!** From our membership surveys there is a small number [about 10%] who have a preference [or possibly a need] to rent rather than purchase; also many others have indicated that they have no particular preference, and therefore could be interested in rental if available . While it continues to be our goal to create some rental units, it does represent a huge challenge to secure the necessary equity financing to make it possible in today's economy. We remain hopeful that Rainbow is successful in providing some rental units, as it continues to be consistent with their goals.

***There is another option for rental housing,*** however, as the WHA will have 55 new rental apartment units located in a separate building at Cheakamus Crossing, this in addition to their 179 existing rental units. While not specifically allocated to seniors, some MAC members may be eligible and could apply to be on the WHA rental waitlist as 'Whistler retirees'.

**In CONCLUSION,** my thanks goes to our retiring Board of Directors for their dedication and hard work over the past year; to **Sue Lawther** and her Seniors Needs Focus Group; also to Marla & Jessica at the WHA for their continuing support; and to all of you for being here today.

It was moved by Sue Stafford & seconded by Mark Watson that the President's Report be accepted. There was no discussion, and the motion carried.



**[2] Treasurer's Report: Doug Deeks** provided a review of revenue & expenses, and reported that our finances are in good standing.

**FUND STATEMENT** February 1, 2008 to January 31, 2009

<b>BANK BALANCE - FEBRUARY 1, 2008</b>		<b>\$5,889</b>
<b>Receipts:</b>	Membership	1,829
		_____
		7,718
<b>Expenditures:</b>	Annual General Meeting 2008	905
	Society Act Registration fee	25
	MAC Web site development & maintenance	223
	Board meeting sundries	56
	Post Office Box Rental	146
	Logo Design	280
	Bank service charges	<u>36</u>
		<u>1,671</u>
		6,047
	Investment in Term Deposit	<u>5,000</u>
<b>BANK BALANCE - JANUARY 31, 2009</b>		<b><u>\$1,047</u></b>

**MAC EQUITY AS AT JANUARY 31. 2009**

Bank Balance	\$ 1,047
Term Deposit	5,000
Other Investment	<u>15</u>
<b>MAC Equity</b>	<b><u>\$ 6,062</u></b>

There were no questions and no discussion.

It was moved by Don MacLaurin and seconded by Betty McWhinnie & seconded by Sue Lawther that the financial report be approved. There was no further discussion, and the motion carried.



### **[3] Nominating Committee Report: Luise Zinsli**

The MAC By-Laws require that the Directors retire from office at each annual general meeting, and they have done so. The number of Directors that we have been working with over the past year is ten; our Bylaws set the 'maximum' number of directors at ten.

The nominating committee has put together a list of nine nominees for the next term of the Board, which has been circulated to all members. Members were also invited to submit additional names in writing. No further nominations have been received, and Nominations closed after March 19<sup>th</sup> .

The nominees are: *Doug Deeks, Sue Lawther, Jessie Pandygrasse, Luise Zinsli, Betty McWhinnie, Marg Pallot, Marnie Simon, Garry Watson* and *Gord Leidal*.

A motion to accept the proposed Board was moved by Erika Durlacher and seconded by Don MacLaurin. There were no questions or discussion. Motion carried.

It was noted that the President, Vice-president, Secretary and Treasurer would be appointed from the Board. It was also noted that members are welcome to attend Board meetings as observers, by simply contacting us and confirming their interest.

Retiring directors Ken Nickerson & Don MacLaurin were acknowledged for their contributions over many years, and they have indicated their willingness to stay involved.

## **5. GENERAL DISCUSSION AND QUESTIONS**

There were no questions at this time. It was noted that there would be further opportunities after each of the special presentations.

## **6. MOTION TO ADJOURN**

At about 7:45 pm it was moved by Garry Watson and seconded by Linda McKean that the meeting be adjourned. Motion carried.

### **Part 2 – [8:00 to 8:30 pm]**

Special presentation on '*SENIORS NEEDS & YOUR PRIORITIES*' by **Sue Lawther**

Now officially a member of our Board of Directors, Sue has chaired our Seniors Needs Assessment Focus Group over the past year. In her presentation she provided an update on their findings, and what we might expect over the coming year. Sue introduced a survey that will be circulated within the community to determine the needs for services by seniors. The survey is titled "How Age-Friendly is Whistler?"

GL thanked Sue and her committee members for a job well done.



### **Part 3 – [8:30 to 9:10 pm]**

Special presentation on '*SENIORS HOUSING AT RAINBOW*' by **Rod Nadeau, Shelagh Weightman and Brent Murdoch**

Rainbow representatives provided an introduction to the new Rainbow neighbourhood, and more specifically a preview as to the proposed seniors housing component. They requested help from the MAC membership in determining the configuration of the housing, and for information on unit sizing, specific senior needs, and costs levels. A survey is being prepared for distribution to the MAC membership. The timeline for design may continue through summer 2009, with approvals and presales to follow. Occupancy of some units may be possible by the end of 2010. Questions and discussion followed.

GL thanked the presenters; the Rainbow project will provide a very unique opportunity for many of our members to become involved and provide meaningful input into their future housing.

Refreshments and informal discussions among the members and presenters followed the meeting.

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