

Buck Ridge Community Association
Directors meeting February 16th, 2020

Meeting called to order 7:05 pm

Attendees: Dave Wall, Dale & Teresa Smith, Luke & Kimberly Hohmann, Zach & Robyn Falkenstein, Arnold Daling, Scott Kirk, Sayla Renker, Hannah Renker, Joshua & Jaclyn Neufeld

1. Northern Development Initiative Trust Grant Update

- a. Dave submitted the grant draft, went over it with NDTI and revised project dates and other minor things and submitted a final application. We will know if we are approved by March 31st, 2020. The project start date is April 11th.
- b. Applied for approximately \$27,000 grant funding, with a project total of \$39,000. Leaving \$12,000 to be funded through BRCA.
- c. The project is a 30 x 50 picnic shelter with a concrete slab, plus an extra 6 feet on the north end for two rooms (fire suppression equipment and storage for a BBQ, tables, etc)
- d. The application included a budget for the project, NDIT will allow us to reallocate funds within the total budget as well as expand on our project if we finish under budget. The budget was high and we expect to complete the project for less than what we applied for.
 - i. NDIT does not pay for GST so that will be covered by BRCA funds.
 - ii. The budget included a small contingency fund, NDIT allows up to 10% of the project to be allocated as a contingency
- e. The application included a projected modest rental revenue for the picnic shelter/community grounds.

2. The course of action if grant approved and Plan B if not approved

- a. If the grant is approved:
 - i. Start date April 11th
 - ii. Electrical and BC Hydro hooked up
 - iii. Site prep by Dave
 - iv. Start building
- b. Plan B if not approved:
 - i. Scale down the project
 - ii. \$14,000 in the BRCA account (we do need to keep an operating fund in the account though)

- iii. Old telephone poles (\$40 each) for posts
- iv. Could do a small fundraiser if we need to
- c. BC Hydro update
 - i. Arnold contacted BC Hydro, the transformer on the community grounds cannot handle 200 amp service
 - ii. We will proceed with a 200 amp panel but must not use over 42 amps, we will need a new pole and transformer if we do
 - iii. \$832 to disconnect and reconnect BC Hydro (funds included in the grant budget) so will get that done in April 2020
 - iv. Power was disconnected in 2004
 - v. Paper bill to be sent to Arnold from BC Hydro, then it will be sent to Sayla

3. Funding for the project until completion

- a. The grant money is a reimbursement so we will need to fund the project upfront. We brainstormed ideas for funding upfront.
 - i. Dave inquired with a bank for a personal loan to cover project, interest would be nearly \$10,000 over two years.
 - ii. There is a possibility for an advance from NDIT (confirmed by Teresa that it is common for NDIT to give portions of funding or advances throughout a project - Spend 10K, be reimbursed 10k, on a rotating 30-60 day payout)
 - iii. Another option is to set up accounts with businesses (Eagle Building Supplies, etc) as a contractor would, which would give us the time/ability to make bigger purchases and pay them after we are reimbursed from NDIT. BRCA Directors may also be able to carry those balances if NDIT can reimburse within 30 days, etc.

4. Commitment Level and payment of contractors

- a. Employment creation through the grant will be via hired contractors for the project.
 - i. Minimal payment to directors/community members for the use of their equipment and work hours (for wear and tear, fuel, etc). Each person to track their own hours.
 - ii. NDIT cannot pay for volunteer workers. All labour/services paid through a company with a GST number
- b. Everyone needs to be "all in" - directors contributing the same amount of time/resources
 - i. Haying season will be difficult to build during.

- ii. Josh, as the project manager, is to organize the workdays and hopefully, everyone's schedules will permit volunteer workdays.
- iii. A community email will be sent to ask for volunteers.

5. Work Bees schedule and construction details eg. posts and concrete

- a. Plan work bees after grant approval (March 31st)
- b. Directors meet before the project start
- c. Anyone who would like can start salvaging from the old building
- d. Demolition of the building (by Hohmann Brothers) to be done in the fall/winter 2020 so we can safely burn it.

6. Other business

- a. Teresa received an email from Claire Travena (a first) thanking us for our survey and meetings with the Premier.
- b. Emcon previously committed to having the detour route cleared every morning before the school bus takes it. With Emcon's new contract, shift change is now at 5 am and they said they cannot clear it in time. Teresa talked with them and they said they will try to get it done on time now.
- c. Next meeting April 4th, 2020, 7 pm at Arnold Daling's home
 - i. Plan the Easter event (April 11th)
 - ii. Finalize building plans based on the NDIT grant approval

Meeting adjournment 8:15 pm