

Birchcliff Property Owners Association of Douro-Dummer Inc.
DRAFT Minutes of September 21, 2023 Board of Directors Meeting

Present: Murray Miskin, John McGregor, Bill Ratcliff, Daniel Miskin, Chris Maloley, Jim Coyle, Steve Cooper and Kari Lie

Regrets: Grant Murray, Bruce Johnson, Jeff Chalmers

The Chair, Murray Miskin, called the meeting to order.

1. Approval of prior Board of Directors minutes: Following a brief discussion, it was moved that the minutes of the June 15, 2023 meeting be approved as circulated with the minor changes as discussed. Carried unanimously.

2. AGM Minutes: Agreed the minutes of the 2023 AGM be tabled for approval at the next Board meeting. One correction to the minutes was to include Gateway Power & Sports to the list of sponsors. Proposed that BPOA have a shared Google site to post minutes of meetings and other information.

3. Short Term Rentals (“STR”): Murray Miskin & Daniel Miskin declared ‘conflict of interest’ on this issue. John McGregor presented information on the current state of Douro Dummer STR regulation process, including that Mr. Doug Owens resigned from the DD committee because he disagreed with the leadership of the Committee chair.

We agreed it is important BPOA make our views known to DD, including: we want to see consistency of regulations with neighbouring townships; a complaint/enforcement mechanism be set up; have a clear definition of STR properties and distinction between private and commercial STRs; rezoning requirements for ‘change of use’ of property; and, that health, safety & parking issues be addressed. Concern expressed that our township will be targeted by STR owners if DD does not pass regulations. Consensus of Board that DD must do something. Our next steps: (1) send letter to DD committee expressing our concerns and recommendations, and (2) email to members appraising them of current STR issues.

4. Workplan: 2024 workplan was reviewed and Murray will make the following revisions: (1) until we have a Secretary, the preparation of Board minutes will be rotated between members; (2) road resurfacing working group be established and regularly meet with DD officials; and (3) prior year surplus funds be spent on improving road safety.

5. Road Safety Committee: The committee will continue to be proactive in working with DD staff and will report to our members on progress made.

6. FOCA & KLSA: Information presented: FOCA 60th anniversary event is upcoming this Fall; KLSA annual meeting is September 30th; and water testing completed this summer. Kari reported ecoli and blue/green algae counts were good.

7. Next Meeting: Date of next meeting TBD, will be before end of November.

8. Meeting adjourned.