

PEACE ARCH CURLING CLUB

MINUTES OF BOARD OF DIRECTORS MEETING

Held at Peace Arch Curling Club on Jan 10, 2024

1. Call to Order

The meeting was called to order at 6:35 pm

The following Board members were present: Christine Makasoff, Dale Bradford, Ross Savage, Rod Friesen, Mark Thorvaldson, Greg Christofferson, Warren Ennis

Also present: Ross Scott

2. Agenda

Moved/Seconded (Dale/Rosco) Motion Carried that the Agenda for this meeting be approved as published.

3. Approval of Minutes

Moved/Seconded (Dale/Rod) Motion Carried and that the Minutes of the Board Meeting held on Dec. 6, 2023 be approved as published.

4. Business arising from previous meeting

Nothing to report

5. President's Report

Nothing to report

6. Manager's Report

See attached Manager's Report

Again, many thanks to Michelle MacKinnon for time spent helping with the accounting while we did not have a Treasurer.

7. Committee Reports

a) Treasurer (Ross Savage)

- Looked at alternatives to Scotia Bank
- Recommended moving our accounts to Coast Capital Credit Union
- Coast Capital works actively with non-profits, including long term planning and various financial options.
- PACC will enter into discussions in how to maximize the benefits of moving to Coast Capital
- Saving and checking accounts will be opened up as well as obtaining a credit card for the club manager
- A gaming account will be required in the future

Motion: PACC move our accounts to Coast Capital Credit Union.

Moved/Seconded (Rosco/Warren) Motion Carried

b) Leagues (Dale)

- There was, again, much discussion about the spare rules
- We will make a further decisions after Dale meets with the League rep's . He will then draft up proposals to present to the Board

c) Events (Christine)

- The Hutch was a great success

d) Capital Fundraising (Christine)

- There is a grant available from the City of White Rock which we must apply for by Feb 1. We are more likely to get funding if we have a provincial or national presence. Sarah Loken checks both those boxes. John Bogar will write up the proposal as to why we are eligible for the funds

e) Membership and Marketing (Mark)

- There will be a final report on the VIA Sports Grant by the end of the month
- We have spent the \$5000 and made in kind contributions of over \$3000
- Dominik Goedl will be joining us as the Intern from KPU as of Jan 22
- Mark, Christine and Doug B will meet and discuss with him our expectations and his responsibilities. It is important to arrange an agenda for him to focus on. This will include Social Media, including Facebook and an Instagram account which will be linked to Facebook
- Don Patterson will take over the M&M Committee from Feb 5-Mar 5 while Mark is away

f) Facilities (Rod)

Kim Turnbull is going to install the sump heater tomorrow as very cold weather is expected in a few days

g) Junior and Novice (Greg)

- Not much to report as we are still at 3-4 kids. We will have to wait over the course of the 11 sessions to get a more clear picture of the program. Possible concerns for the program include the intermittent scheduling (bonspiels etc) and the fact it is held on Saturday

h) Nominations

- Nothing to report

i) Constitution and Bylaws (Dale)

- Nothing to report

j) Wish list

- We need to develop a list of capital projects and prioritize them when money becomes available

- If we have a dollar figure for these capital expenditures it will help when applying for grants

Peace Arch Curling Club
Facilities replacements, Jan 2024

Replacement items identified, Jan. 2024.

1. New Ice scraper to replace the existing old manual model, approx. \$30k.
2. Evaporative Condenser on the roof has recently been serviced and a heated water tray added to help prevent cold weather freezing problems. This unit is near the end of its expected life span, has major scaling and will probably need to be replaced within the next couple of years. Estimated total replacement cost of approximately \$70,000
3. Dehumidifier – A review of the dehumidifier and platform was provided by Cimco. Their assessment of the existing platform indicated that it does not need relocation as it is similar to other rink placements. Better air circulation around the rink would however improve the air temperature consistency and therefore reduce potential frosting. A new dehumidifier is considerably lighter than the existing unit and the existing platform seems suitable and would allow adequate access for maintenance of a new unit. The quote they provided in 2022 for removing the existing and supply and installation of a new dehumidifier is \$36,389 - \$40,756 after 12% tax. This price would need to be reviewed if a new unit is deemed necessary. It would appear that a new ladder with safety shield should also be built to access the platform and although a firm price hasn't been provided this is expected to be under \$5,000.
4. Floor piping has been identified as an issue. The header connections repairs carried out in spring identified problems with flow in some floor pipes. The cost for new floor piping has been estimated at \$250,000 plus concrete work – no firm estimate on the concrete work yet but based on current concrete costs assume an additional \$250,000 as a place marker. A total floor replacement is estimated to be about \$600,000.
5. As noted earlier, PACC should start planning now for a full ice making plant replacement. Many parts of the current system were apparently installed just over 10+ years ago although the compressor was made in 1985, about 36+ years ago. The compressor was part of the original system, installed at the same time as the floor piping and concrete rink surface. The compressor was refurbished when the newer plant items were installed. There are a couple of ice plants common including CO2 and a low pressure ammonia system, they are comparable costs with pros and cons that need to be assessed before a choice can be made. A new refrigeration plant cost would be in the \$400-\$500,000 range. The new Richmond rink plant cost \$975,000 for an 8 sheet rink. A low end 4 sheet rink plant was estimated by Cimco in 2022 to be about \$400,000. A \$500,000 to \$600,000 total plant replacement cost is a reasonable budget number. The existing plant could last a number of years yet with ongoing proactive maintenance.

Rod Friesen

8. New Business

- Rosco has concerns, based on the lack on information we have on our building and it's relation to the CWR, on how much we have overpaid compared to other clubs and the total lack of information historically given to our club by the CWR.
- He suggests we get three people, the President, the Treasurer and the Business Manager to write a letter to the CWR telling them that the above three club members will be working with them to determine what the club should be paying to the city for services charged to the club
- This includes seeing the original contract, the agreement between the rest of the building and the curling club, what are the terms of the agreement on our lease, what is the cost per square foot in our facility vs the cost per square foot outside the club confines, why did we pay the \$6000 last year when some equipment failed, what agreement is there for the charging stations outside etc.

Motion: PACC Board create a committee to work directly with the City of White Rock to review the Lease, follow the path of documents specific to terms and details from the Building concept to date including any meetings that may have occurred that impact the finances or future use of all common areas.

MOVED/SECONDED (Rosco/Warren) Motion carried

- Dale makes mention that this issue has been revisited over and over since 2010. It is his opinion that so much of the issue revolves around the how the rest of the building has failed in its original intent and is seriously under-utilized. PACC has paid a huge price because of this.
- Rosco emphasizes this committee looking at our operating costs will go hand in hand towards long term planning
- PACC will be having it's 75th anniversary in two years and we should start planning celebrations
- Should think about setting up a committee plan, with the intent to make our presence known in the general community and perhaps be a big fundraiser in the process
- This year is the 50th anniversary of the first PACC team to win a Provincial Championship. This is celebrated by the Seagrams banner naming the members of the PACC team. It was agreed by all that we should acknowledge and celebrate this team on our Day of Champions in March.

Several motions were brought forth by Mark with respect to the KPU Intern:

Motion 1: PACC will provide a budget stipend of \$500 intended to reimburse the Intern for mileage and out-of-pocket expenses directly related to the business activities of the position.

Moved/Seconded (Rosco/Dale) Motion carried

Motion 2: The Club Manager, in conjunction with the Steering committee, will administer the allowance under current Club financial policies including review of mileage records and any other expenses directly related to the Intern's performance of duties. The Steering Committee will approve the receipts and the Club Manager shall reimburse the Intern.

Moved/Seconded (Christine/Warren) Motion carried

Motion 3: The Steering Committee be provided with a further \$500 budgetary allowance intended to reward job performance which exceeds expected outputs including sales of advertising and facility rentals. The stipend or bonus - or any part thereof - to be allocated to the Intern only upon confirmation of the RBC Foundation contribution and approval of the Steering Committee.

Moved/Seconded (Mark/Rosco)

Note: The M&M Committee was not in agreement with Motion 3.

- After discussion the Board voted against Motion 3 on the basis the M&M committee was not in favour of it
- This Motion is for information only

9. Next Meeting: Feb 7, 2024, 6:30 Flex Room

10. Adjournment:

There being no further business, the meeting was adjourned at 8:56 p.m.