

PEACE ARCH CURLING CLUB

MINUTES OF BOARD OF DIRECTORS MEETING

Held at Peace Arch Curling Club on June 16, 2025

- **Call to Order**

The meeting was called to order at 6:38 pm

The following Board members were present: Christine Makasoff, Joel MacDonald, Greg Christofferson, Mary Holmes, Mark Thorvaldson

The following board members were not present: Mark Evans, Andrea Martisca

Also present: Ross Scott, John Bogar

- **Agenda: Moved/Seconded (Greg/ Joel) Motion Carried** that the agenda for this meeting be approved as published

- **Approval of Minutes of May 12, 2025 Board Meeting: Moved/Seconded (Greg/ Mary) Motion Carried** that the minutes be approved as published.

- **Ice Plant Refrigeration System Replacement proposal status**

- We have received quotes from 3 different companies for condenser replacement in support of the grant application.
- Good progress on the Gaming Grant application. In the final stages of preparation of draft application. Key items left to be completed are:
- Ross will transfer \$26K into the PACC gaming account to reach the \$106K target that aligns with the requested funding from the grant
- Reference letters

- Have received the reference letter from Trevor Halford

- Ernie Klassen has agreed to investigate providing a reference letter; Ernie has some minor concern for jurisdiction re. recommending something at the provincial level. Agreed Ernie's letter should just be general support for the club

- Kristin VanHulstentop: Have not made contact with Kristin yet. Christine will follow up.

- Scott Braley has agreed to provide a reference

- Further work on the application will likely wait until Mark E returns from vacation early July.

- **Social media accounts**

- John Bogar has offered to look after the PACC Facebook and Instagram during this off season

- **Business arising from previous meeting**
 - a) **Establish league pricing for next year**
 - Discussed whether we should replace the fixed fee per curler for the new building fund with more of a user-pay model whereby those who curl more will contribute more. Current model of fixed fee per curler creates a barrier to entry for those that are new or don't curl often.
 - Discussed just rolling the building fee into the league pricing instead of a separate line item in the registration. Would then need to separate the building fee and transfer those funds into the capital account following registration
 - Preliminary estimates for new building fund contributions is \$117 per curler per year as per Mark E analysis. This is what is required to satisfy the draft 5-year capital plan. That works out to approx. \$3.25 per curler per game.
 - Need to decide how much of the \$117 would come from fees vs. other forms of fundraising. Perhaps use 50% from the new building fee and 50% from fundraising?
 - All agreed that whatever approach we arrive at needs to be clear and simple to administer and needs to be communicated to PACC members in advance of registration
 - Agreed that we will implement the building fee as a user pay model where the amount each curler pays is a function of how often they curl. Will increase the per-game league fee to include the building fee. Will run some scenarios to decide how much to charge for the building fee and discuss at subsequent meetings

- **President's Report**
 - Have received a letter from CWR with the necessary approvals to perform the condenser replacement project
 - Attended CurlBC AGM. Notable takeaways:
 - Curling Canada hasn't increased fees in 20 years but will be incrementally increasing them over the next number of years
 - CurlBC is running a surplus financially.
 - Curl BC reports that they have a record number of junior curlers enrolled throughout the province

- **Manager's Report**
 - Little activity in this reporting period
 - Cadets rented the dry floor space for rehearsals. used the space; borrowed bleachers from the Rotary Club for their activities
 - Limited traffic at Candlelight Cuisine since ownership change; Need to promote Candlelight to curlers
 - Liquor Control Board inspection happened last month; Ross was not present but Doug Boynton facilitated the inspection. Few minor issues.
 - Andrea Martisca has resigned as interim treasurer. Will need to search for a replacement

- **Committee's Reports**

- a) **Facilities** (Mark Evans)
 - Not discussed – Mark E not present
- b) **Capital Fundraising** (Mark Evans)
 - Feedback on proposed 5-year Capital Plan
 - Reference **5 yr Capital Plan PACC 2025R4.xlsx**
 - Agree that the format of the 5 year plan is appropriate: major renovation every two years, with minor renovations in the off years
 - Need a fundraising committee chaired by board member. Need to pursue major fundraising activities, not just small initiatives like 50/50 draws. Consider adding this as a topic for the AGM when electing board members - looking for someone to chair that committee
 - May be unrealistic for non-profit groups to raise that amount of money in short order. What about some sort of loan guarantee instead?
 - Agreed to defer further discussion until next month when Mark E is back
- c) **Leagues** (Greg)
 - Joel: preliminary indications are that we will be losing some teams from Tuesday and Thursday Men's leagues in September. Danger of having to go to a single draw because of not enough teams. Need to look at recruiting new people into the leagues, not just recycle the current league membership
 - Agreed that all leagues reps should poll their league to understand what the September enrolment might look like so we can react accordingly
- d) **Ladies Morning League** (Mary)
 - Nothing to report
- e) **Events** (Keith)
 - Pickelball is up and running. Reasonable interest from the community. Will continue to promote and grow.
- f) **Membership and Marketing** (Mark T)
 - Attended White Rock Senior's expo. Didn't recruit many new curlers but did promote the club to elected officials who were present
 - Have been supporting Cloverdale junior curling initiatives. Mark T will be part of coaching group for the 4 day camp in September. PACC should consider doing something similar in the future? Maybe over Xmas break?
 - Sent letters to local high schools promoting the club, minimal response
- g) **Constitution and Bylaws** (Greg)
 - Nothing to report
- **New Business**
 - No new business to consider
- **Next Meeting:** Tuesday July 22 at 6:30 pm in the lounge
- **Adjournment:** Adjourned at 8:25 pm

Peace Arch Curling Club

DRAFT

Building Improvement Fund - Options to Fund

5-10 year Capital Plan

Notes: *Key assumption is that we stay with an ammonia based system and replace piece by piece*
Improve safety (workers, members, community) by moving towards lowest possible ammonia charge and improving relief control system
awaiting validation from consulting engineer
source of estimates is 3 tabs, inflation adjusted

Year	Item	Cost Estimate	Grant Funds	Funds to be Raised	Comments
2026	Evaporative Condenser	\$213,013	\$106,507	\$106,507	Overall agreement this is the weakest link in the ice plant Cost estimates based on quotes received from FVRL, Superior, and Cimco
2027	Minor items				Consider lighting upgrades if BC Hydro incentives are still in place What should we anticipate from City re: shared HVAC charges etc? What is the base capital/equipment \$/year for the club?
2028	Chiller	\$296,880	\$148,440	\$148,440	Cost estimate based FVRL quote 2025-05-21 Current chiller installed in 2010. Anticipate need to replace at 20 years. Assumes a switch from shell & tube to plate & frame Consider upgrading Emergency Relief system (ammonia) at same time
2029	Minor items				see 2027 comments
2030	Compressor	\$184,777	\$92,388	\$92,388	Cost estimate based FVRL quote 2025-05-21 Compressor will be 50 years old in 2030 Rebuild semi annually until 2030 New compressor should be more energy efficient - BC Hydro grants?
	5 year SubTotal	\$694,670	\$347,335	\$347,335	
2032	Floor replacement	\$1,225,000	\$612,500	\$612,500	Estimate based on 2024 budget to replace floor at club in Mission Need for this work or, a header replacement/upgrade tbc

Items Excluded:
 brine pump
 under floor heat exchanger & pump
 control system, including remote alarming

 roof
 other

	Funds to be Raised	No. of Members	Cost/Member/yr
In Bank 2025	\$50,000		
Fall 2025	\$59,467	505	\$117.76
2026	\$59,467	505	\$117.76
2027	\$59,467	505	\$117.76
2028	\$59,467	505	\$117.76
2029	\$59,467	505	\$117.76
	\$347,335		

	Funds to be Raised	No. of Games	Cost/Game	Members/ Game	Cost/Member /Game
In Bank 2025	\$50,000				
Fall 2025	\$59,467	2288	\$25.99	8	\$3.25
2026	\$59,467	2288	\$25.99	8	\$3.25
2027	\$59,467	2288	\$25.99	8	\$3.25
2028	\$59,467	2288	\$25.99	8	\$3.25
2029	\$59,467	2288	\$25.99	8	\$3.25
	\$347,335				

	Funds to be Raised	Draws/week	Cost/Draw	Members/ Draw	Cost/Member /Draw
In Bank 2025	\$50,000				
Fall 2025	\$59,467	26	\$2,287.19	30	\$76.24
2026	\$59,467	26	\$2,287.19	30	\$76.24
2027	\$59,467	26	\$2,287.19	30	\$76.24
2028	\$59,467	26	\$2,287.19	30	\$76.24
2029	\$59,467	26	\$2,287.19	30	\$76.24
	\$347,335				

Peace Arch Curling Club

Evaporative Condenser Replacement (2026) Cost Estimate

Objective: replace existing Baltimore Air Coil (BAC) VC1-65 condenser with a new unit

Basis: FVRL Quote, 2025-04-05

Item	Cost (\$Cdn)
Replace BAC VC1-65 condenser	\$177,902
<i>Includes: new unit and installation removal/disposal of old unit permitting startup support GST</i>	
Inflation (2026 execution)(3%)	\$5,337
sub-Total	\$183,239
Contingency (15%)	\$27,486
Engineering Support	\$2,289
Total	\$213,013

Source of Funds

PACC Building Improvement Account	\$106,507
BC Gaming Capital Grant	\$106,507
	\$213,013

Grant funds would be used to fund the equipment acquisition and installation cost

Peace Arch Curling Club

Chiller Replacement (2028) Cost Estimate

Objective: replace existing Cimco shell & tube unit with a plate and frame chiller

Basis: FVRL Quote, 2025-05-21

Item	Cost (\$Cdn)
Replace Cimco shell & tube chiller	\$236,250
<i>Includes: new P&F unit and installation removal/disposal of old unit permitting startup support GST</i>	
Inflation (2028 execution)(3%/yr, 3 yrs)	\$21,907
sub-Total	\$258,157
Contingency (15%)	\$38,724
Engineering Support	tbd
Total	\$296,880
Source of Funds	
PACC Building Improvement Account	\$148,440
BC Gaming Capital Grant	\$148,440
	\$296,880

Grant funds would be used to fund the equipment acquisition and installation cost

Peace Arch Curling Club

Compressor Replacement (2030) Cost Estimate

Objective: replace existing Mycom N6AM compressor (from 1980) with a new unit (N2M, N8K or N6WA)

Basis: FVRL Quote, 2025-05-21

Item	Cost (\$Cdn)
Replace N6AM compressor	\$138,600
<i>Includes: new unit and installation removal/disposal of old unit permitting startup support GST</i>	
Inflation (2028 execution)(3%/yr, 5 yrs)	\$22,075
sub-Total	\$160,675
Contingency (15%)	\$24,101
Engineering Support	tbd
Total	\$184,777

Source of Funds

PACC Building Improvement Account	\$92,388
BC Gaming Capital Grant	\$92,388
	\$184,777

Grant funds would be used to fund the equipment acquisition and installation cost

Peace Arch Curling Club

DRAFT

5-10 year Capital Plan

Notes: *Key assumption is that we stay with an ammonia based system and replace piece by piece*
Improve safety (workers, members, community) by moving towards lowest possible ammonia charge and improving relief control system
awaiting validation from consulting engineer
source fo estimates is in comments, no inflation accounted for

Year	Item	Cost Estimate	Grant Funds	Funds to be Raised	Comments
2026	Evaporative Condenser	\$200,000	\$100,000	\$100,000	Overall agreement this is the weakest link in the ice plant Cost estimates based on quotes received from FVRL, Superior, and Cimco
2027	Minor items				Consider lighting upgrades if BC Hydro incentives are still in place What should we anticipate from City re: shared HVAC charges etc? What is the base capital/equipment \$/year for the club?
2028	Chiller	\$275,000	\$137,500	\$137,500	Cost estimate is a guesstimate based on two Superior quotes Current chiller installed in 2010. Anticipate need to replace at 20 years. Assumes a switch from shell & tube to plate & frame Consider upgrading Emergency Relief system (ammonia) at same time
2029	Minor items				see 2027 comments
2030	Compressor	\$90,000	\$45,000	\$45,000	Cost estimate from Cimco guidance Compressor will be 50 years old in 2030 Rebuild semi annually until 2030 New compressor should be more energy efficient - BC Hydro grants?
				5 year SubTotal	\$282,500
2032	Floor replacement	\$1,225,000	\$612,500	\$612,500	Estimate based on 2024 budget to replace floor at club in Mission Need for this work or, a header replacement/upgrade tbc
Items Excluded:					
brine pump					
under floor heat exchanger & pump					
control system, including remote alarming					
roof					
other					

Funding Possibilities - Building Improvement Fund

	Funds to be Raised	No. of Members	Cost/Member/yr
In Bank 2025	\$50,000		
Fall 2025	\$46,500	505	\$92.08
2026	\$46,500	505	\$92.08
2027	\$46,500	505	\$92.08
2028	\$46,500	505	\$92.08
2029	\$46,500	505	\$92.08
	\$282,500		

	Funds to be Raised	No. of Games	Cost/Game	Members/ Game	Cost/Member /Game
In Bank 2025	\$50,000				
Fall 2025	\$46,500	2288	\$20.32	8	\$2.54
2026	\$46,500	2288	\$20.32	8	\$2.54
2027	\$46,500	2288	\$20.32	8	\$2.54
2028	\$46,500	2288	\$20.32	8	\$2.54
2029	\$46,500	2288	\$20.32	8	\$2.54
	\$282,500				

	Funds to be Raised	Draws/week	Cost/Draw	Members/ Draw	Cost/Member /Draw
In Bank 2025	\$50,000				
Fall 2025	\$46,500	26	\$1,788.46	30	\$59.62
2026	\$46,500	26	\$1,788.46	30	\$59.62
2027	\$46,500	26	\$1,788.46	30	\$59.62
2028	\$46,500	26	\$1,788.46	30	\$59.62
2029	\$46,500	26	\$1,788.46	30	\$59.62
	\$282,500				