



Grantham's Wharf Association

Annual General Meeting
12 December 2020 - Online

www.granthams-wharf.org



AGM Agenda - GWA 2020

0. Welcome & Tech. – Nicky & Tony (4:00)
1. Wharf Maintenance Report – Tony (4:10)
2. Membership Report – Tony (4:20)
3. Financial Reports – Nicky & Ann (4:30)
4. Fundraising Report – Cheryl (4:45)
5. GWA Business – Nicky (4:50)
6. Wharf Gate discussion – Tony (5:00)
7. 808 Marine update – Lesley (5:15)

808 discussion may extend an additional 15 minutes after AGM closes at 5:30



Zooming in the AGM

• Audio

- all participants, except presenter, will be **muted**
- participant may be invited to **unmute** if/when needed

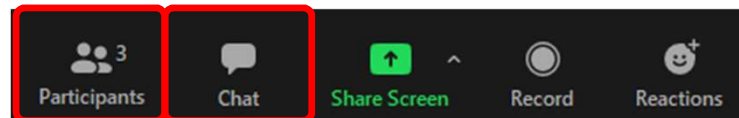
• Video

- show only speaker or all participants (may be paged)
- click little icons on top-left of video window



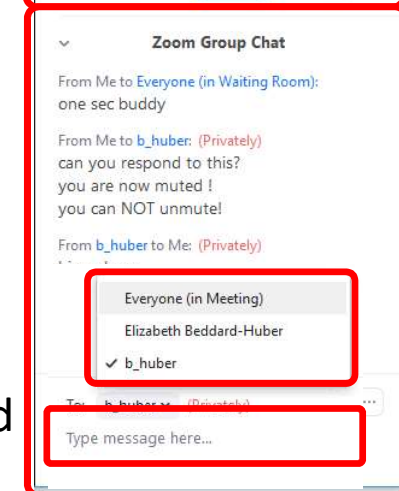
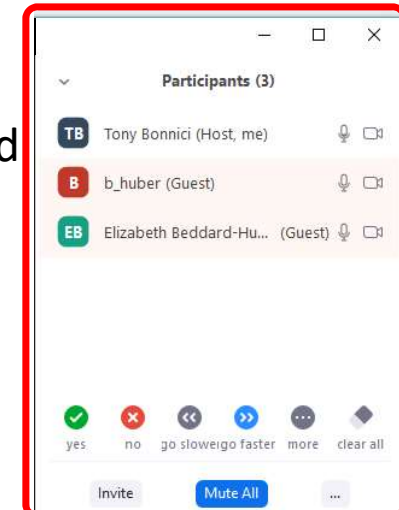
• Chat

- ask questions at any time via the Chat panel
- questions will be responded to asap
- How? click **Chat** tool to open Chat panel and type...
- Select Everyone on **To:** menu to submit a question



• Record

- AGM will be recorded and posted on Website > Board



Giving Feedback

1. Show of Hands – informal and approximate

- Please hold hand near or in front of your face!
- Video needs to be enabled

2. Polling – informal and anonymous

- A window will pop-up with a Question and several Alternative
- Each participant can choose one of the responses and submit
- Results will be displayed immediately

3. Email Ballots – formal and binding

- Official voting will be conducted within three days of the AGM
- An email ballot will be sent exclusively to Voting Members, re:
 1. GWA Board Ratification
 2. To pass any motions arising from meeting (e.g. Wharf Gate)
- Voting Members are households that have paid member dues/donation in the current year
- To confirm your voting status, check Website > Members



Wharf Issues – Resolved in 2020 !

1. Pier to Ramp Gap Covered

- Two accidents in 2020 season!
- Now covered with heavy rubber mat
- *Thanks Mike B. & Chris R. !*

2. Emergency removal of Floats

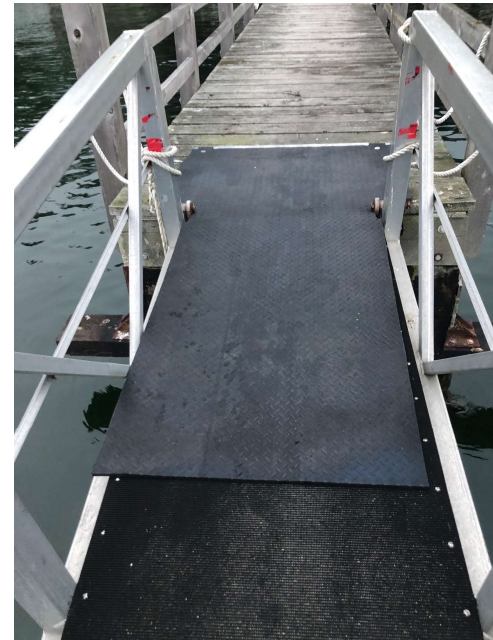
- After storm broke 3 of the 4 connectors
- Two work parties organized with 30 and 60 minutes notice!

3. Mussel Scraping on Beach!

- Completed in harbour by four people in less than an hour!
- Need a couple of heavy-duty 18" scrapers with long handles
- One donated (*thanks Adrian!*) & two borrowed from C-Tow

4. Large Members Only sign on Dolphin

- Installed facing Keats Island, for non-GWA boaters



Wharf Issues – Not Resolved Yet!

1. New Float Connectors

- the existing ones snapped due to lateral pressure
- ideally new hinges will be metal (for strength) with replaceable nylon bushings (for quiet :o)
- New connectors received yesterday !
- To be installed shortly – *thanks Mike! (need help?)*

2. New wheels on bottom of Ramp

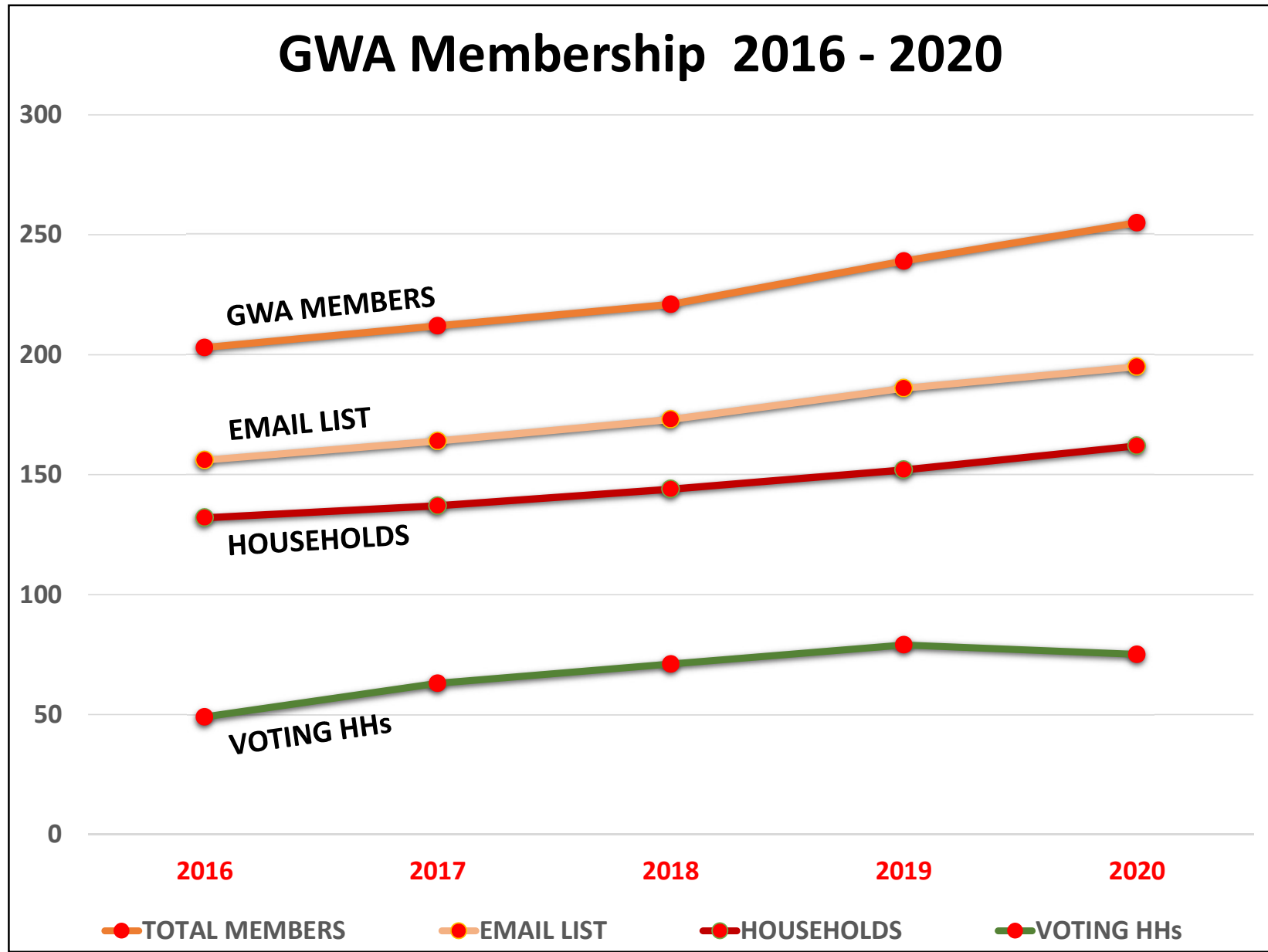
- the current ones no longer qualify as wheels !

3. Roller or block for the end of Pier

- Needed to slide the Ramp up and on to the Pier
- for storage each fall when floats are removed



| Membership Report | | 2020 <i>* as of Dec 11*</i> | 2019 | 2018 | 2017 | 2016 |
|-------------------|-------------------|---------------------------------------|------------|------------|------------|------------|
| TOTALS | Members | 257 | 239 | 221 | 212 | 203 |
| | Email List | 196 | 186 | 173 | 164 | 156 |
| | Households | 163 | 152 | 144 | 137 | 132 |
| DUES | Voting HHs | 75 | 79 | 71 | 63 | 49 |
| | % of total | 46% | 52% | 50% | 45% | 37% |
| WATERCRAFT | Boat Rack | 17 | 17 | 17 | 12 | n/a |
| | Hillside | 3 | 2 | 1 | 0 | n/a |
| | Dinghy Dock | 8 | 6 | 8 | 4 | n/a |



Home History Board **Members** Watercraft Funding Q

Current Members

Updated on **11 December 2020** - to become a member, please see the [Join](#) page

TOTALS

- Members = 257
- Email List (below) = 196
- Households = 163


PAID MEMBERSHIPS

- 2020 = 46% so far (75/163 Households)
- 2019 = 52% (79/152)
- 2018 = 50% (71/142)
- 2017 = 45% (63/140)
- 2016 = 37% (49/132)

Please email granthamswharf@gmail.com with additions/corrections, especially if you have the email address for a **Last Name shown in red.

See COLUMN KEY at bottom of page for an explanation of each column.

| A | Last Name | First Name | Other Member | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|-----------|------------|--------------|------|------|------|------|------|------|
| 1 | Adams | Leslie | Merle | — | — | — | — | — | — |
| 2 | Allain | Deborah | | — | — | Paid | Paid | — | — |
| 3 | Amanovich | Andy | Bronwyn | — | Paid | — | Paid | Paid | — |
| 4 | Andersson | Thomas | Carol | — | — | — | — | — | — |

Home History Board **Members** Watercraft Funding 

Join

Wharf Watch

Fields marked with a * are required

Your Contact Info:

Name *

Street Address *

City, Province, Postal Code

Email *

Phone

Comments or Questions?

Home History Board Members Watercraft **Funding** Q

Donate

Paintings

Donate

To join the GWA... please complete the membership form on the [JOIN](#) page.
To check if you are already member, see the [MEMBERS](#) page.

Annual Membership Donation (per household):

- **Base = \$50**
- **Double = \$100**
- **Homerun = \$150**
- **Additional dues for storage of canoe/board/kayak or use of dinghy dock = +\$50** (see [Watercraft](#) page)

To Donate – for new and existing members – please use one of the following methods:

- **Electronic** – send online banking E-transfer to: funds@granthams-wharf.org
 - Please use “**granthams**” as the answer to your security question
- **Paper** – make cheque payable to “GWA” or use cash...
 - mail to: **Ann Oosterhuis, GWA Treasurer, 810 Marine Drive, Gibsons BC V0N 1V1**
 - or drop off in **the red lockbox** at the Wharf
 - or drop off to Tony Bonnici, **524 Woodland Ave**
 - down from Chamberlin, 2nd house from the bottom end on the left
 - please leave your donation on the table in the carport (esp. if no one is home)

Please note:

- Confirmation of donations are provided as follows:



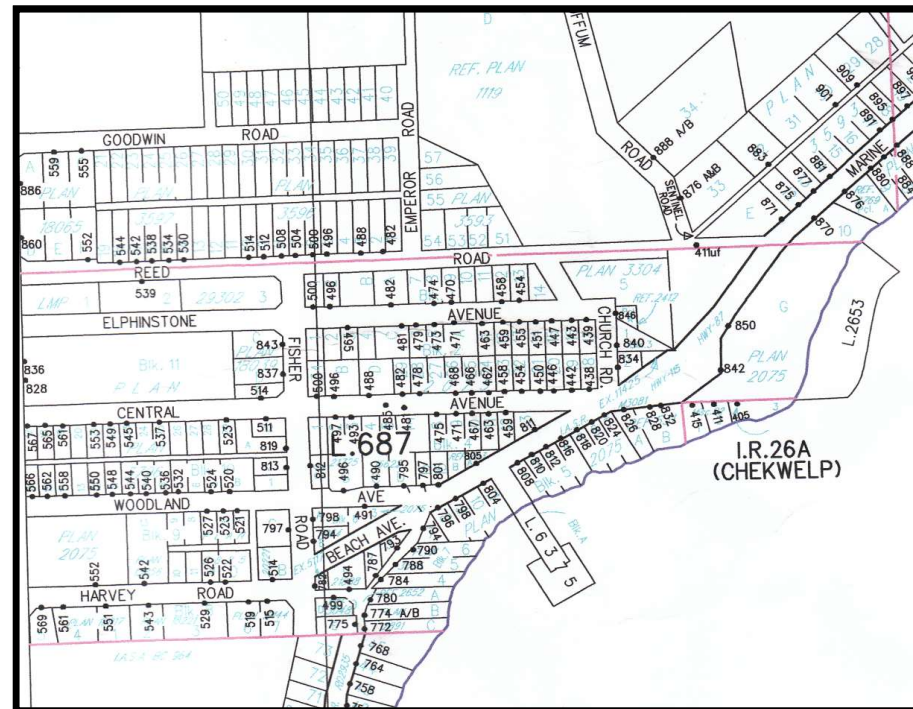
There's always the old fashioned way!

Our little red mailbox

- Convenient for:
 - Paying Dues
 - Making Suggestions
- Checked multiple times per week
 - *Thanks Ann!*

FYI: GWA Boundaries...

- Issue of boundaries recently raised by GWA member
- Currently, GWA does not define or enforce boundaries
- Vast majority of members are Granthams residents
- Some folks have moved from Granthams but still continue to be GWA members
 - *Walshes*
 - *Scotts*
 - *Graftons*
- A small number (3 or 4) of new GWA members live in Gibsons





| Granthams Wharf Association | | | | |
|---|-----------------------|---------------------|---------------------|------------------------|
| Statement of Operations and Changes in Fund Balances | | | | |
| Year ending December 31, 2019 | | | | |
| (Unaudited - see notes to Reader) | | | | |
| | 2019 | | 2018 | |
| | Wharf | Hall Fund | Wharf | Hall Fund |
| REVENUE | | | | |
| Events/Fundraising | \$ 5,427.15 | | \$ 1,822.00 | |
| Members donations Wharf | \$ 3,300.00 | | \$ 4,040.00 | |
| Watercraft Fees | \$ 950.00 | | \$ 1,300.00 | |
| Donations for Wharf Rebuild | \$ 18,230.00 | | \$ 17,520.00 | <i>\$ 35,750.00</i> |
| | | | | <i>total available</i> |
| | <u>\$ 27,907.15</u> | <u>\$ -</u> | <u>\$ 24,682.00</u> | <u>\$ -</u> |
| COST OF SERVICES | | | | |
| Wharf repairs and improvements | \$ 42.49 | | \$ 3,060.00 | |
| Wharf rebuild costs 2019 | \$ 29,586.38 | | \$ - | |
| Insurance | \$ 771.00 | | \$ 760.00 | |
| Float Towing and Hauling | \$ 960.30 | | \$ 633.00 | |
| Direct Fundraising Costs | \$ 3,400.90 | | \$ 976.00 | |
| road signs and tree removal | \$ - | | \$ 682.00 | |
| wharf signs | \$ 341.60 | | \$ - | |
| TOTAL COST OF SERVICES | <u>\$ 35,102.67</u> | <u>\$ -</u> | <u>\$ 6,111.00</u> | <u>\$ -</u> |
| NET INCOME (deficiency) | <u>\$ (7,195.52)</u> | | <u>\$ 18,571.00</u> | |
| EXPENSES | | | | |
| Wharf Tenure Deposit (10 year agreement) | \$ 1,000.00 | | \$ - | |
| Printing/Postage | \$ 24.91 | | \$ 194.00 | |
| Fees | \$ 96.49 | | \$ 16.00 | |
| Other: web hosting and domain | \$ 405.99 | | \$ - | |
| misc. | \$ 91.00 | | \$ 76.00 | |
| | <u>\$ 1,618.39</u> | | <u>\$ 286.00</u> | <u>\$ -</u> |
| Excess (Deficiency) of Revenue over Expenditures | <u>\$ (8,813.91)</u> | | <u>\$ 18,285.00</u> | <u>\$ -</u> |
| Fund Balance, Start of Period | <u>\$ 28,473.00</u> | <u>\$ 5,275.00</u> | <u>\$ 10,188.00</u> | <u>\$ 5,275</u> |
| Transfer funds to Capital Costs Fund | <u>\$ (12,000.00)</u> | <u>\$ 12,000.00</u> | | |
| Fund Balance, End of Period | <u>\$ 7,659.09</u> | <u>\$ 5,275.00</u> | <u>\$ 28,473.00</u> | <u>\$ 5,275</u> |
| | <u>\$ 12,934.09</u> | | <u>\$ 33,748</u> | |

Granthams Wharf Association

Statement of Financial Position as of December 31, 2019

(Unaudited - see notes to Reader)

ASSETS

| CURRENT ASSETS | 2019 | | 2018 | |
|---------------------------------------|---------------------|---------------------|---------------------|--------------------|
| | Wharf | Special Funds | Wharf | Hall Fund |
| Bank (Total Funds held) includes: | \$ 25,014.11 | | \$16,238.22 | |
| Funds held for Granthams Hall | | \$ 5,275.00 | | \$ 5,275.00 |
| Funds held for future Capital Costs | | \$ 12,000.00 | | \$ - |
| Accounts Recievable (Cash on Hand) | \$ - | | \$17,510.00 | |
| | <u>\$ 25,014.11</u> | <u>\$ 17,275.00</u> | <u>\$33,748.22</u> | <u>\$ 5,275.00</u> |
| Available for General Operating Funds | <u>\$ 7,739.11</u> | | <u>\$ 28,473.22</u> | |

LIABILITIES

| CURRENT LIABILITIES | | | | |
|---------------------|----------|------|------|------|
| Accounts Payable | \$ 80.00 | \$ - | \$ - | \$ - |

FUND BALANCES

| | | | | |
|--|--------------------|---------------------|--------------------|---------------------|
| General Operating Funds | \$ 7,659.11 | | \$28,473.22 | |
| Amount held for Hall Restoration Fund 2015 | | \$ 5,275.00 | | \$ 5,275.00 |
| Amount held for future Capital Costs | | \$ 12,000.00 | | \$ - |
| | <u>\$ 7,739.11</u> | <u>\$ 17,275.00</u> | <u>\$28,473.22</u> | <u>\$ 5,275.00</u> |
| Total unrestricted Funds | | <u>\$ 25,014.11</u> | | <u>\$ 33,748.22</u> |

Granthams Wharf Association

Interim Financial Report

Jan. 1 - Nov. 30, 2020

prepared for AGM Dec. 12, 2020

| | | | Wharf | |
|--|-------------|----|----------|---------------------|
| Income year to date: | | | | |
| Members 2020 donations received | | \$ | 5,012.60 | |
| Boat Storage and moorage | | \$ | 1,150.00 | |
| Other Fundraising proceeds: | | | | |
| Cards and Prints | \$ 2,535.00 | \$ | 2,535.00 | |
| Total income | | | | \$ 8,697.60 |
| Expenses year to date: | | | | |
| Other Fundraising costs: | | | | |
| Printing Poynter images | \$ 2,002.12 | | | |
| Heritage Theatre deposit | \$ 100.00 | | | |
| | | \$ | 2,102.12 | |
| Insurance | | \$ | 725.00 | |
| Repair, Maintenance and Improvements | | \$ | 296.45 | |
| Towing | | \$ | 861.00 | |
| Website expenses | | \$ | 230.47 | |
| Other expense (prop tax/filing fees) | | \$ | 96.13 | |
| Total expenses | | | | \$ 4,311.17 |
| Excess (deficiency) of Income over Expenses | | | | \$ 4,386.43 |
| | | | | |
| Bank Balance Dec 31, 2019 | | | | \$ 25,014.11 |
| 2020 cash on hand at Nov 30 | | | | \$ (600.00) |
| 2020 Excess (deficiency) of Income over Expenses | | | | \$ 4,386.43 |
| Bank Balance Nov 30, 2020 | | | | \$ 28,800.54 |
| | | | | |
| Amount held for Granthams Hall Fund | | | | \$ (5,275.00) |
| Wharf Capital Cost Fund (est. 2019) | | | | \$ (12,000.00) |
| Wharf Bank Balance Nov.30, 2020 | | | | \$ 11,525.54 |



- 4 of 7 - 4:45 -

GWA

Fundraising Report 2020

Granthams Paintings Fundraising

- Cards, Prints, & Canvas reproductions of Jan's Paintings
- Summary of our sales and profit since start in September



A - Granthams Wharf - Dawn



B - Dock Rail - Granthams Wharf



C - Granthams Wharf & Cottage



D - Gibsons - South View Sunset



E - Granthams Wharf - Moonlight



F - Granthams Landing - South View

Granthams Paintings Fundraising

- Cards, Prints, & Canvas reproductions of Jan's Paintings
- Summary of our sales and profit since start in September
- **Cost** – *including taxes and shipping*
 - Printing and envelopes, sleeves, boxes = **\$2,002**
- **Sold** - *so far*
 - 222 **Cards** = **\$815** (36 boxes of 6 @\$20-25 plus 6 singles @\$5)
 - 15 **Prints** = **\$620** (@\$50 ea, \$40 for 2+)
 - 10 **Canvas** = **\$1,100** (@\$125 ea, \$100 for 2+)
 - **TOTAL INCOME** = **\$2,535**
- **Stock** - *to be sold*
 - 380 cards, 6 prints, 2 canvas with approximate value = **\$1,870**
 - if/when sold, our Total Income = **\$4,405** and Profit = **\$2,403**
 - Plus we can print more on demand and sell at approx. 50% profit



Proposed Policy Change

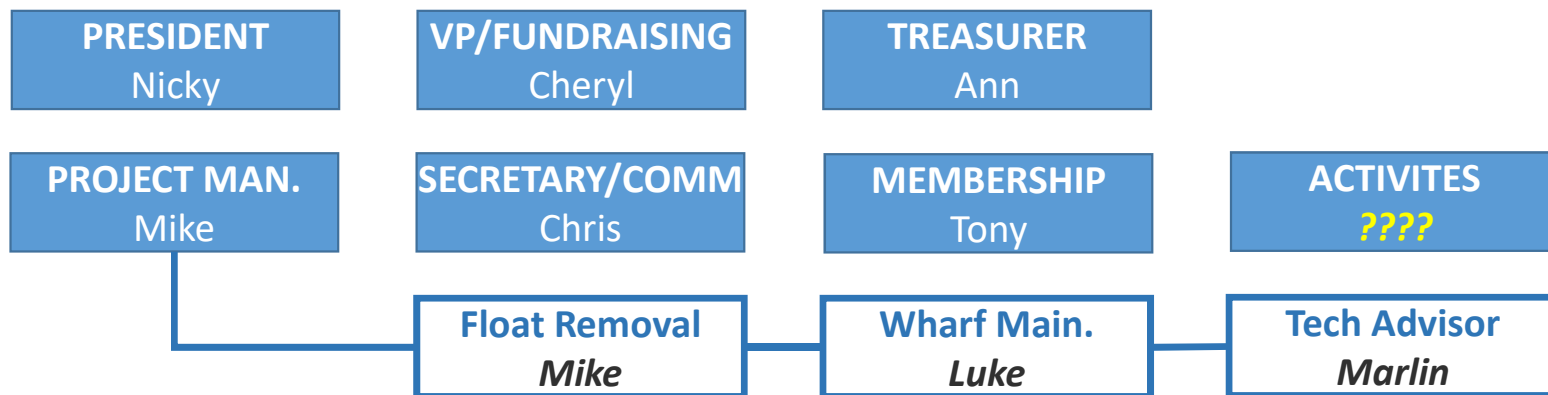
- In response to long & short-term rentals in Granthams
- Change the GWA definition of “HOUSEHOLD”
- ***Current definition:***
 - A family or other group of people living in same residence
 - A **Household** is the basic unit of GWA Membership
 - e.g. Annual Dues and Voting are based on **Households**
 - Once dues are paid, the Household becomes a **Voting Member**
 - One vote per Household on official GWA Business and Policy

Proposed Policy Change

- ***Extend Household definition to cover:***
 - Each self-contained unit at the same address
 - including *long-term residential units & short-term vacation units*
 - If the occupants of that unit wish to use the wharf:
 - The unit is required to become a GWA member
 - i.e. pay membership dues/donation each year - *specifically:*
 - **Long-term Tenant** will pay dues and become a voting member
 - **Short-term Guest** access to the wharf requires the owner to donate an additional GWA membership for each unit each year
 - short-term guests do *not* become voting members
 - short-term unit owners are *not* granted additional voting rights
 - Use new term of “Household Unit” to reflect changes above
 - **Poll now** to get *informal feedback* on this policy change

GWA Board of Directors, 2020

1. **Nicky Grafton** – Board Chair
2. **Cheryl Malmo** – Vice-Chair & Fundraising
3. **Chris Robertson** – Director & Secretary
4. **Ann Oosterhuis** – Director & Treasurer
5. **Mike Bothma** – Director & Project Manager
6. **Tony Bonnici** – Director & Membership





Gate: Preliminary Ideas

1. Locked gate at wharf entrance, just off concrete patio at bottom of the stairs
 - Locked to enter but never locked to exit
2. Adjacent infill barriers installed to prevent climbing around it
3. Similar to Gibsons and Hyak marinas and small docks at Ferry terminal
4. Gate would be unlocked with a 4 or 5-digit access code (no keys or cards)
5. Code changed regularly (monthly?) and distributed to (paid?) GWA members via email list
6. First quote = \$6,790 - including solar power supply (24W)



Written Comments received

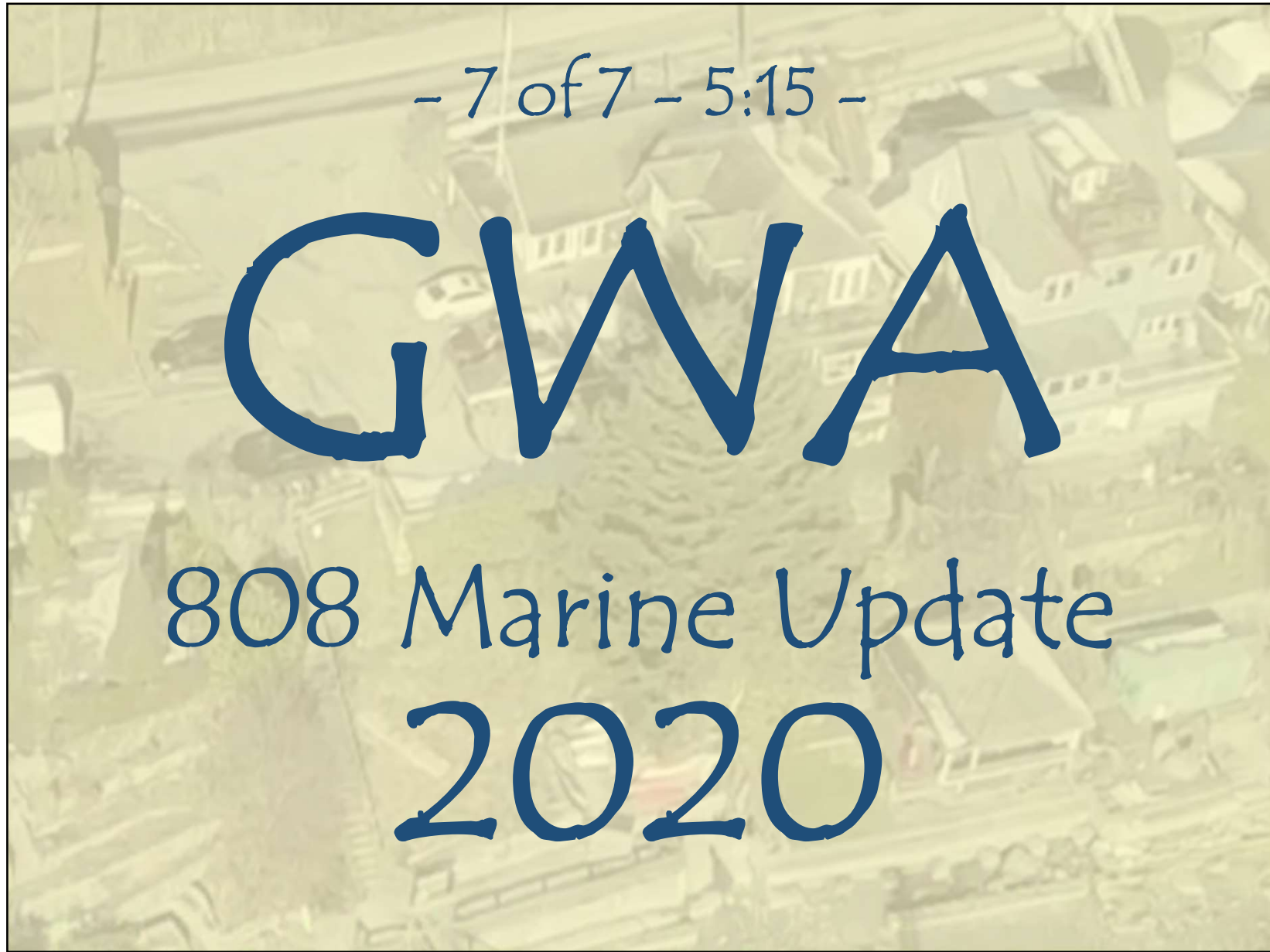
- A coded gate would definitely keep unwanted people away...
- A gate would reduce unwelcome guests significantly and is what many of the private wharfs have done for years in Gibsons.
- It's about time the GWA put "its money where its mouth is" ... the signs are clearly not working and no one wants to stand guard.
- We have noticed large groups on the wharf on a number occasions and so have been avoiding using the wharf this summer. I'm happy to hear that there is a plan in place.
- I'm glad there will be an email ballot within a few days. In the last two years and in particular this past summer our dock has been discovered. *I hate the idea of a gate but may vote for it.*

Gate: Drawbacks

1. Not Foolproof
 - Unauthorized visitors can just swim to the floats directly
 - At low tide, folks can just walk to the floats
 - Determined individuals can often climb around or over the gate
 - Access code can be shared carelessly
2. An inconvenience for GWA members
3. Significant change in policy
4. Seems elitest, exclusive, not community-minded
5. Major expense of \$7k (capital account has \$12k, plus \$11.5k)

Gate: Benefits

1. Limits unauthorized visitors to the wharf, important for large groups
 2. Emphasizes the private nature of the wharf, since someone who circumvents a locked gate is clearly trespassing
 3. May also help limit GWA liability in an accident situation
 4. Helps enforce protocols with current pandemic concerns
 5. Reduce dependence on signs or the “Wharf Watch” team
 6. Reasonable quote from local “friend of Granthams” (Doormaster)
 7. Passive enforcement of membership dues/donations
 - Possibly use to encourage payment of annual membership donation
 - e.g. code emailed only to households that paid dues for current year
- **POLL** for informal feedback... possibly followed by email ballot



- 7 of 7 - 5:15 -

GWA

808 Marine Update

2020

BACKGROUND

- Owners approached GWA in Sep 2019 for feedback
- Owner presentation at 2019 AGM was well received
- e.g. “Goodwill parking at 808 Marine was supported by consensus at AGM and accepted by GWA Board” - *Board minutes, 25 Nov 2019*
- Owners providing update and will address questions submitted

Plans for Granthams Post Office

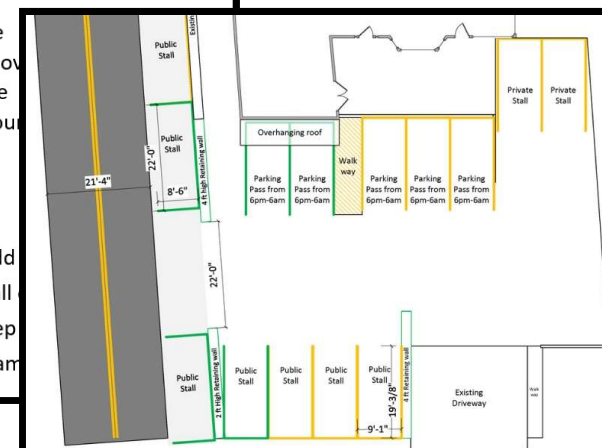
- We want to hear from you about
 - Proposed use of the Post Office and Post Masters House
 - Parking at Granthams Wharf
- We want to work closely with
 - Our neighbours
 - The Granthams Wharf users
 - The SCR D
 - The Ministry of Transport

Our Plan

- Keep the Post Office and Post Masters House
 - Maintain historical appearance while renovating
 - Provide local meeting space in Post Office
 - Provide 5 suites in house and cabin for tourists

What we can offer:

- Improve the parking at Granthams Wharf
 - Add retaining walls and reconfigure to add 15 stalls
- Community access to the Post Office for small businesses
- Significant help with maintenance and upkeep
- 15% accommodation discount to friends & family



First, a couple of positive Comments...

- *I feel the owners of 808 Marine are doing our community a big favour by restoring a local heritage landmark building that was in ill repair. Other investors may have demolished it and built a monstrosity in its place, and not been as approachable and willing to work with us.*
- *I appreciate the collaborative nature of the owners, and their willingness to communicate with the community. For example, their open acknowledgement of the public R.O.W. is a big improvement over the previous situation.*

Granthams Post Office

Granthams Wharf
Association

AGM 2020



Continued Relationships



Doug & Lesley



Brian & Robyn

We are three families who want to work closely with:

- Our neighbours
- Granthams Wharf users
- The SCRD
- The Ministry of Transport



Vince & Lynette

Our Plan





Our Plan

- Maintain the historical appearance of Post Office and Post Masters House
- Provide self-contained suites, four in house and one in cabin, for short-term tourist accommodation
- Provide a community gathering space in the Post Office
- Improve the parking at Granthams Wharf by building retaining walls and reconfiguring to add five more public parking stalls, if approved by MOT & GWA

Our Current Status

- Exterior painting complete
- New heritage-style gutters installed
- At-risk trees removed via MOT permitting process
- Current C2 zoning is commercial which allows for:
 - (1) retail store
 - (2) bakery
 - (3) neighbourhood pub
 - (4) restaurant
 - (5) personal service establishment
 - (6) real estate office
 - (7) medical or dental office
 - (8) private club
- Zoning amendment application in progress
 - Allowance for a Lodge (i.e. small Inn)
 - Community input stage
 - Permits for deck and retaining wall rebuild submitted

Zoning clarification from the SCRD:

*“The proposed rezoning is for permitting lodge use in the **C2** zone which is the existing zoning for the property. **C2** is a commercial zone permitting restaurant, retail, personal service, office, tourist information center, neighborhood pub, private club and B&B, etc. It is a commercially zoned property. It is not a residential property.”*

Questions & Concerns

1. Will you pay membership fees for your guests to use the wharf?
2. How will you manage your guests using the wharf?
3. Can you provide an update on your plans for parking?
4. Will there be an on-site caretaker?
5. How will you manage noise complaints?
6. How will you manage water conservation?
7. What type of septic solution is planned?
8. Will there be a restaurant or bar onsite?
9. What public consultation steps are required by SCRD planning for the rezoning?

To all who helped to build
and maintain our wharf...
and our community!

Thanks!



