



Falaise Community Association  
Growing a stronger community together

## Minutes of the Annual General Meeting - November 20, 2024

7.00 - 8:30 pm Saanich Commonwealth Place  
To Be Approved at November 2025 AGM

Meeting chair – Stuart Macpherson

Call to Order

**Welcome and Opening remarks:** Stuart Macpherson

1. Housekeeping items / format of the meeting
2. Speaker introduction

### Part I - Guest speaker Presentation

***The Problem with Poly B Plumbing*** – Wade Roberts, Operations Manager: Wade Roberts Plumbing

1. The company believes in the importance of being proactive but also does emergency repairs. They strive to reduce any negative impacts on homeowners.
2. Poly B piping was used in some construction projects during the 1970s until the mid 1990s. It has a maximum 30 – 35 years life expectancy. It is important to look at proactive repair at this point as we are within the maximum life expectancy timeline.
3. Plastic joints are especially vulnerable – 20% will break with minimal pressure.
4. The company has a page on their website [www.waderobertsplumbing.com](http://www.waderobertsplumbing.com) that explains Poly B pipes.
5. Contractors must check for hazardous materials (eg. lead, asbestos) for homes built up to 2018 prior to beginning work. It is advisable to get this done asap and for the whole home so that repairs can be done immediately if any future problems occur.
6. The company will try to avoid going behind tile if possible (go through wall, etc.)
7. The homeowner will need drywall repair and ceiling repair after plumbing has been completed (approx. cost for whole job including plumbing is between \$10 000 to \$15 000).
8. Insurance companies are starting to pull back from insuring homes with Poly B piping and may list higher deductibles or even refuse to insure.
9. Temperature fluctuations, mineral composition of water, etc. are factors that affect the life expectancy of these pipes. The only way to reduce the risk of a leak is to reduce the water pressure by installing a pressure-reducing valve and automatic shut off. This will only be a temporary measure. You can install multiple sensors connected to an automatic shutoff (cost approx. \$1500 with multiple sensors) .

Break

## Part II Annual General Meeting

Quorum was established – 19 in attendance

### Approval of 2023 AGM Minutes

Motion: Move to approve the Minutes from the 2023 AGM.

Motion to approve: Glen Schoepp    Seconded: Cyril Kelly    Approved: unanimous

### Business arising from 2023 AGM minutes - none

### New Business

1. President's report – Stuart Macpherson
  - a) 8 directors served during 2024. The Board minutes are posted on the FCA website.
  - b) 223 members joined this year.
  - c) We are in a sound financial position as evidenced by our financial report.
  - d) Focus points for 2024 were completed with 3 ongoing (completion of highway screen, continuing improvement of road safety, continuing communication with crematorium facilities re any emission issues that arise).
  - e) Met with Mayor and councillors throughout the year on a variety of community issues.
  - f) Met with Lana Popham, MLA several times throughout the year.
  - g) Community activities held this year: Family Day, Garage Sale, Community picnic, Halloween event.
  - h) Continued volunteer park cleanups and plantings at Falaise Park and contributed funds (in conjunction with Saanich Parks and a community member) toward a new picnic table at the park.
  - i) Maintained communication with and ties to SCAN.
  - j) Our newsletter, the Falaise Focus, was published three times this year.
  - k) The Little Free Library continues to be well-used. It is located at Falaise Park.

Motion: Move to approve president's report.

Motion to approve: Nikki Stone    Seconded: Hardeep Kaur    Approval: unanimous

2. Treasurer's report – Carl Ross
  - a) Account is held at Coast Capital in Broadmead.
  - b) Two signatures are required for withdrawals / payments.
  - c) Revenue this year \$5060; Expenses \$5404.87 for a net deficit of \$344.87.
  - d) Major expenditures this year: picnic table for the park, special events programming and refreshments.

Motion: Move to approve Year-to-Date Financial Statement

Motion to approve: Graham Stone    Seconded: Eric Maitland    Approved: unanimous

3. Financial audit report – Cyril Kelly / Nicola Cameron
 

The following was noted: very clear financials and record keeping with no issues to report.

Motion: Move to accept the auditor's report for 2023.

Motion to accept: Sue Maitland      Seconded: Hardeep Kaur      Approved: unanimous

4. Membership report – Glen Schoepp
  - a) 223 members are listed for this year.
  - b) 65% of the members used e-transfers to pay their membership dues.
  - c) There are more families in the community this year and more children have attended the social events.
  - d) 150 residents attended the picnic this year.
  - e) 40 children attended the new Halloween event this year.
  - f) There is a general agreement that there is a stronger community spirit developing in our community each year.

Motion: Move to approve Membership report.

Motion to approve: Hardeep Kaur      Seconded: Eric Maitland      Approved: unanimous

5. Membership fee for 2025 – Carl Ross
  - a) Recommendation that 2025 membership fee remain unchanged at \$10 per member.

Motion: Move that the FCA maintain its \$10 membership fee for 2025.

Motion to approve: Sue Maitland      Seconded: Mac Nanton      Approved: unanimous

6. Election of 2024/2025 Board of Directors – Holly Holt
  - a) Six incumbent candidates put their names forward as potential directors: Stuart Macpherson, Mac Nanton, Carl Ross, Graham Stone, Hardeep Kaur, Glen Schoepp
  - b) Nominations from the floor: none
  - c) Directors will decide on individual roles at the next Directors' meeting.

Motion: Move to acclaim all candidates (leaving 3 vacancies on the Board)

Moved: Holly Holt      Seconded: Barbara Ross      Approved: unanimous

7. Input from members re Focus Points for 2025– Stuart Macpherson
  - a) Additional input from residents re anticipated focus points put forward is to include speeding mitigation around Falaise Park; to be formalized at first meeting with 2025 Board members.
  - b) There has been a noticeable change in water pressure at some homes on Adeline Place since a break in the water line on Elk Lake Drive by Beaver Lake. The water pressure has dropped 35 psi. A resident requested that FCA discuss with Saanich steps to remediate this.
8. Draw for door prizes – Holly Holt
  - a) 2 x poinsettia plants: Doug Bailey, Barbara Ross were the winners.

Motion to adjourn: Mac Nanton      Seconded: Nikki Stone      Approved: unanimous