

Burrard Civic Marina Community Association

Internal Group Meeting

Jan 15, 2014, 7 PM, at the Billy Bishop Legion Pub, 1407 Laburnum St., Vancouver.

Attendees: Mark C., Sean S., JC d'Almeida, Grant P., Ken C., Peter V., Mike & Sharon, Al & Stella, Richard.

Meeting Called to Order at: 7:15 PM

1. Minutes of last meeting with Vancouver Parks Board (Oct 16, 2013).

Grant P. was erroneously listed as being present at the last meeting with PB staff, this was not the case. There were no other outstanding issues with the minutes of the last meeting.
2. An update of the current work going on at the marina. (reported by JC)
 - a) Secure area bike racks have been installed
 - b) Private Property signs have been mounted at the entrance to the parking lot
 - c) A letter was sent to paddle board rental outlets on Granville Island asking them to remind their clients that the marina is private property with no exits, and there have been close calls with boat traffic.
 - d) Work on the washrooms should be done by the end of March
 - e) Dock and piling work should be starting around the end of January, and finished mid-March.
 - f) As mentioned by Ken Maguire at the last meeting, there is no increase in fees for 2014.
 - g) Not sure if the extra year-round water outlets are in place, members asked to look for them.

New Business:

1. Decide on/elect the Society Directors

The original five directors (Sean S., JC, Ken C., Grant P., Mark C.) have all said they would stand as directors for the next year, unless anyone else wanted to do so. There were no takers. It was suggested that we should tie our annual membership cycle to closely match that of the annual marina contracts (which starts on April 1), therefore we should plan on holding an Annual General Meeting (AGM) sometime in April. This will require suitable notice (minimum 2 weeks) to the membership. A suitable venue will need to be found.

2. Look at ideas for bringing info of the BCMCA to more boat owners in the marina and increasing our membership.

Several suggestions were made:

- a) We should post more info and promotional materials in the Notice Board.
- b) Make up some sandwich boards with info/brochures that we can set up at the entrances at suitable times.
- c) Ask if the marina office will mail out a letter promoting membership to go out with the contract renewal notices.
- d) A Swap Meet day.
- e) An Annual Summer BBQ day.

- f) A “Marina Day”, including a visit from the Fire Dep’t.
- g) Ask local yacht clubs if a membership discount for BCMCA members would be entertained. (Sean S. is already in discussions with Stamps Landing Yacht Club on this topic, and believes it will be well received.)

3. Start a new boating season and new membership fees.

No specific discussion on these items, other than what’s covered above under items 1 and 2.

4. 15 vs 30 amp electrical service.

Ken C. reported that he tested electrical outlets at various locations, and found voltages from as low as 89 volts, to as high as 130 volts. There was much discussion as to the merits of 15 amp versus 30 amp service. It was the general opinion that:

- a) 30 amp service is not necessary for the majority of boats, with the exception of a few large boats or possibly visitor boats, should a visitor dock ever be built.
- b) 30 amp service may be more expensive to install, and an unnecessary drain on budgetary resources.
- c) 30 amp service may raise the possibility that the service box fuse will not trip, and put the onus on downstream circuit breakers to do the job of protecting against short circuits, which brings us back to the danger of electrical equipment failure on board a boat.
- d) Perhaps a hybrid system may be possible – 15 amp for most of the marina, with a few 30 amp outlets where necessary.
- e) Whatever the possibilities, the group wants to have active input on what kind of electrical system is chosen, instead of having it dictated to us.

5. At extreme tides, the access ramps are too steep

This should be pushed forward as a safety issue. Granville Island and the False Creek Harbour Authority have re-designed their docks in recent years to have longer ramps, so the precedent has been set. Space limitations may be overcome by some kind of L-shaped structure which would let a longer ramp run down the length of the docks which run parallel to the shoreline. However, it is not our job to design solutions for the PB, our primary duty is to alert them to these shortcomings.

6. The ladder on the tide grid is still not installed.

This should be part of the dock repair contract – it is hoped that a professional contractor will know how to do the installation properly.

7. A revisit of any outstanding issues from past meetings.

The issue of appropriate electrical fees was discussed again. There seems to be a majority opinion within the group that the true cost of electricity should be included in the moorage fees for all boaters, however it is recognized that some boaters (those who don’t have a use for power) will be against this. (If included in all boaters annual moorage, it has been estimated that this would increase annual fees by between \$70 and \$100.)

It is hoped that any new electrical system will allow for individual metering, in which case the above argument would be a moot point. However, that may be a few years away yet.

The group does agree collectively that:

- a) It is unfair to include the marina's base electrical costs (dock lighting, office, parking lot lighting, etc.) in the fees which are charged to those who do want power. This practice needs to be halted, and base costs should be borne by all customers in their annual fees. The Parks Board needs to make the effort to calculate what this portion of the electrical bill would be, instead of just taking the whole bill and dividing it amongst those who pay for optional power.
- b) Moreover, the Parks Board should not be making any profit above and beyond what BC Hydro charges for power.

8. Other New Business

- a) It has been noted that the younger staffers (Eric and Peter) have been doing good work, and shown good initiative to try and address issues which would otherwise have been ignored. Communicating this to PB senior staff at the next meeting should be considered.
- b) A suggestion had been made that the annual contract should include more obligations that the Parks Board should agree to live up to, such as keeping docks clean and in good order, that PB shall ensure that a minimum number of parking spaces will be maintained, that certain minimum security services will be provided, etc. This was well received, and more suggestions of what to include in the contract will be gathered.

Next Meeting

To be held with PB staff, date to be determined

Meeting Adjourned At: approx. 9:30