

Eden Mills and District Community Club Inc.

Members Meeting – Tuesday, Apr 11, 2017, 6:30 p.m.

Minutes

Community potluck followed by power-point presentation and meeting.

Directors Present: Bill Allen, Richard Lay, Barb Parker, Ken Lancaster, Sharon Blom, Brian Skerrett

Minutes prepared by S. Blom

Meeting called to order at 7 p.m.

Agenda:

1. Board Report
2. Treasurer's Report
3. Hall Operations
4. Club and Project Reports
5. Membership Report
6. Hall Rental Report
7. New Business

Minutes:

1. Board Report – Co-President, Brian Skerrett
 - Welcome
 - 2017-18 Projects
 - we have plans to proceed with a number of significant projects this year – installation of solar panels on the roof, insulation of the Hall walls, paving of the parking lot, Tim's Garden, along with theatre upgrades and other renovations inside the Hall.
 - A Year of Celebration – Linda Sword
 - Along with the major projects we are implementing this year there are three significant anniversaries occurring in 2017 - Canada's 150th birthday, the 10th anniversary of E.M. Going Carbon Neutral and the 100th anniversary of the Community Hall. This provides a unique opportunity for organizing celebratory events and for launching a major fundraising campaign for the Eden Mills Community Hall.
 - The E.M.C.C. Board is asking for volunteers to assist in brainstorming ideas and organizing celebratory events and fundraising efforts. Linda and Barb Parker will participate on a committee but we need additional volunteers to help in championing these efforts this year. Anyone wishing to volunteer can contact Barb Parker or Co-Presidents Ken Lancaster or Brian Skerrett.

2. Treasurer's Report – Bill Allen

- Bill presented the Balance Sheet and Profit and Loss Statement as of April 11, 2017.
- The Waterloo-Wellington Futures Loan of \$52,150 is shown under Long-Term Liabilities. This is the loan for the solar panels being installed this month. Payments on the loan will be made monthly, with funds saved on our Hydro One bills. It is expected that the loan will be paid off in 10 years.
- Guelph-Eramosa Mayor, Chris White, attended the meeting. The Board and members thanked Chris for the support the Township has provided to the Hall over the past years. Chris congratulated the community on what we have done to upgrade and maintain the Hall with community fundraising and volunteer help.

3. Hall Operations – Richard Lay

Hall Retrofit Project

Richard presented the current design and budget for the Hall Retrofit Project

Budget

Hall exterior insulation	126,172
Back Hall Floor	2,600
Stage, lighting, audio	50,000
Parking lot grading, curbs, fence	6,000
Tim's Garden - pavers, trellis, planting	10,000
Electrical panel & wiring	10,600
Replace furnace/AC #2	15,600
Accessible door operator	3,000
Washroom fixtures	2,250
Contingency	<u>11,313</u>
Total retrofit, budget cost	237,541
Canada 150 contribution	118,771
Club committed funds	80,000
Club - still to fund	38,770

Solar Roof

- 17 kW - 64 PV modules

- The solar panels are expected to generate approximately 75% of total energy needs per year.
- Net Metering Agreement
- Loan from Wellington Waterloo Community Futures

Cost \$58,929

Loan \$52,150

HST rebate \$5,000

15 year term @ 4%

Monthly \$385 payments offset by energy credits, revenue neutral by Year 10

Question on whether the solar panels will affect the Hall insurance – the Board is checking into this.

York Street Village Square

The Township plans to re-pave York Street this year. The Community Club has identified upgrades we would like in front of the hall – the Club would be responsible for the cost of any upgrades that are over and above the standard re-paving costs. The current estimate for the upgrades:

Raised roadway	\$2,600
Traffic arrows	\$900
Asphalt stamp	\$57,000
Private parking	\$15,000

The asphalt stamping is a significant cost – we are researching options on this feature. It is something that could be added at a later date, i.e. it does not have to be done at the same time as the re-paving.

4. Club and Project Reports

Theatre Upgrades - John Cripton

- John outlined plans for first phase of the theatre upgrades which include extension of the stage by 3.5 feet, replacing the stage carpet with hardwood flooring, and upgrades to the sound system. These upgrades are not dependent on other projects, so could go ahead in the April/May timeframe. John called for volunteers to assist with removing the existing flooring, and anyone with carpentry skills to assist with building the stage. The project is approved pending building permit and Fire Marshall approval.

Garden Club/Edible Forest Project - Sharon Blom

- The Edible Forest Project group plans to expand the Edible Forest area which we started last year. We will extend the garden on the other side of the path, around the memorial bench installed last fall. We plan a work bee for Earth Day, April 22, so all are welcome to come out and help. No skills required. We will be spreading compost, straw, and garden soil, and planting a few trees.
- we will again receive \$1000 grant from RBC and will have volunteers from the local Rockwood branch out to work with us on Earth Day

Tim's Garden – Lee Laing

- Lee reviewed the current design for vines, ground cover, garden beds and furniture to be installed in the area defined by the existing trellis and posts along the parking lot side of the Hall. Detailed drawings of the design are being drawn up. The goal is to get quotes to contractors and be ready to implement the design along with the parking lot upgrades expected to be implemented later this summer.
- Lee also volunteered to buy paint and paint the front door of the Hall. Bill and the board agreed that the paint cost could come from the club budget for the Hall renovations. The paint colour will be selected to match the planned colour of the new exterior wall siding – samples provided by Richard.

Report from the Eden Mills Millpond/Eramosa River Working Group – Steve Simpson (for community club representative Dale Hamilton)

- The Millpond working group has made some decisions for keeping the river and surrounding lands sustainable and healthy. There is agreement to widen and deepen the notch in the upper dam to provide an equitable flow of water between the main and east river branches
- An RFP to conduct further study of alternatives is being developed
- The Millpond Association hopes to hold their AGM in mid-May.

5. Membership Report – Ruth Bowes

- Memberships are at approximately 107. Ruth continues to follow-up with former members for 2017 renewals.

6. Hall Rental Report – Marie Henault

- Bookings from April to September total \$2,620.
- There was a question about putting a price on some of the Hall equipment and adding it to the rental cost, or increasing the rents. This can be reviewed for 2018.

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7. New Business

Programming Committee – Marilyn Baxter

- our next performance is the Peter Appleyard memorial concert on Sunday, June 25, 8 p.m.
- the Programming group would welcome additional members on the committee

Meeting adjourned at 9:00 p.m.