

KCA Community Meeting Minutes

Thursday, February 15, 2024

Board members in attendance :

- David Upton
- Ken Kingsbury
- Hazen Fry
- Denise Grant

Regrets:

- Paul Nieuwenstein
- Lee McMahon

Called to order: David Upton

1. Acceptance of agenda

Motion: Denise Grant, seconded Hazen Fry

2. Approval of January 18, 2024 minutes

Motion: Richard Foote, seconded Paul Bushnell

3. Financial Matters

a. Approval of Financial Statements

Motion: Judy Bushnell, seconded Merle MacDonald

b. Presentation of 2023-24 KCA Budget

- Valerie Simmons noted, under Assets, that profits (\$26,045.44) from the canteen have to be rolled back into the KCA (because we are a non-profit) for start-up in the spring to avoid paying income tax.
- Discussion and agreement to delete "Gift baskets/cards" and "Purchases misc." from the budget.
- Merle MacDonald said that the KCA bursary donary should be reduced [back to] \$500.00
- Merle MacDonald reminded the board that the municipal park playground and trail grant needs to be applied for annually.
- Merle MacDonald suggested that \$2000.00 from canteen surplus go to the park to cover work to be done on Phases 2 & 3.
- Motion to approve the 2023-24 KCA budget with two amendments:
 1. Lower the bursary amount to \$500.00
 2. Increase the amount for park expenses to \$3500.00

Motion: Paul Bushnell, seconded Hazen Fry

c. GIC renewals

- Both GICs will be reinvested for a period of one year at 5%.
- Motion to approve: Judy Bushnell, seconded by Merle MacDonald*

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4. Committee Updates: Standing Committees

a. Buildings & Maintenance

- Tree that fell on the canteen outhouse has been cut up and removed. (Thanks, Richard Foote and crew!)
- Hazen Fry indicated that the outhouse can be repaired but suggested we wait to see what the Department of Natural Resources (DNR) will do. David Upton spoke with John Lohr about it, who suggested we speak to someone at County and ask them to speak directly to the correct person at DNR (who have been maintaining the outhouses).
- David Upton will propose to the county that Kingsport Beach be designated a municipal park like Aylesford Lake Beach.
- Discussion around redoing the shingles around the perimeter/overhang of the Lloyd Community Centre roof.

b. Canteen

- We have applied for both provincial and federal grants (6 in total) to cover employee wages.
- Need to purchase an additional deep freezer.

c. Pleasant Street Playground

- Discussion to change the name to "Pleasant Street Park & Playground"
- Jessie Davis is actively engaged in applying for grants for the playground. There is a playground committee meeting next week (week of February 19, 2024).
- Valerie Simmons is the chair of the park committee. The committee is meeting in early March.
- Discussion of when the sign will be installed.

d. Waterfront

- The engineer's report was presented - with a handout of the report - at the KCA community meeting in the fall. The report will be uploaded to the community website. Major takeaway was the suggestion that money will have to be budgeted for upkeep every five years. There are no concerns about liability for usage. ACOA will be contacted about contributing to the major upgrade suggested in the report.
- The last time armour rock was added to the wharf was 2016. (We used Kenny Sharp at that time.)
- There are boards on the boardwalk that are rotted and broken and will need to be replaced this summer. (Encore funds are there for those repairs.)
- Discussion of the issue of the community having to maintain and govern the waterfront and beach when the majority of users are not from here.

5. Special Committees

a. Finance

- The board is still in need of a treasurer.

b. Comfort Centre

- No update.

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c. Communications

- Denise Grant has agreed to take on this role while she is secretary.
- David Upton is looking in to what we need to do to change the community email to info@kingsport.ca

d. Fundraising & Special Events

- We don't have a committee.
- No special events (Gala Days, fireworks, etc.) will happen without volunteers.

6. Business Arising

a. Heat pump options

- David Upton spoke to the tech who came to repair the unit. When it fell over, oil leaked from the compressor. The tech got it working briefly but it stopped again.
 - Two options:
 1. Procure part to repair (\$6-700.00 and likely not available)
 2. Purchase new machine (roughly \$3000.00)
 - There is a rebate option through Efficiency NS (we qualify as a small business) to get \$1200.00 of the purchase price back.
 - Insurance will cover the cost because it was damaged in the wind storm.
- Motion to replace the heat pump with insurance claim: Paul Bushnell, seconded Richard Foote*

b. Committee chairs needed

- Gala Days, Fundraising

c. Lee McMahon on board

Motion to allow Lee McMahon to finish out his term on the board. Further, any board members who move out of the community will be permitted to stay and carry out their term.

Motion: Charlene MacLellan, seconded Paul Bushnell

7. New Business

a. Acceptance of directors not present at AGM

Motion to appoint Denise Grant and Lee McMahon to board. (Both were appointed by acclamation at the AGM in November.)

Motion: Merle MacDonald, seconded Paul Bushnell

b. Grant applications for this year

- Discussion of grants available not already applied for.

8. Next board meeting: March 21, 2024

9. Adjournment of meeting

Motion: Sharon Hirtle, seconded Ken Kingsbury