

# **Gabriola Island Land Stewards Society**

## **Founding Annual General Meeting**

*January 30, 2021*

**The meeting was held by Zoom with the following in attendance:**

**Interim board:** Megan Adam, Steven Earle, Sibyl Frei and Laura-Jean Kelly

**Others:** Bob Andrews, Kristina Baerg, Robin Gerry Bowes, Robert Brockley, Emily Carrington, Vanessa Craig, Peter Danenhower, Tobi Elliott, Deborah Ferens, Nancy Heatherington Peirce, Carol Hemrich, Linnet Kartar, Yarrow Koontz, Sara Kopjar, Anne Landry, Jan Moore, Lisa Papania, John Peirce, Allan Posthuma, Louise Rebelle, Kate Reynolds, Suzi, Manfred Tempelmayr, Tom Tillemans, K Louise Vincent and Susan Yates

The meeting was called to order at 2:05 pm by Steven Earle

- 1) It was acknowledged that we are meeting on the unceded territory of the Snuneymuxw First Nation, and that because one of the key purposes of the organization is to consider the uses of land on Gabriola Island, we need to be highly respectful of the SFN's history of the use and careful stewardship of this region. It was noted that efforts have begun to develop a relationship with the Snuneymuxw First Nation, and they have been invited to appoint two members to the board of the Society but no appointments have been made to date.
- 2) Quorum was confirmed.
- 3) The agenda was adopted.
- 4) The members of the interim board of directors were introduced: Megan Adam, Steven Earle, Sibyl Frei and Laura-Jean Kelly.
- 5) A summary of activities that have taken place over the last two and a half years was provided. The work has involved the participation of many Gabriolans, including many of those present at the meeting. Important milestones include the incorporation of the society in May of 2020 and the submission of an application for charitable status in January 2021.

Facilitation of the meeting was passed to Sibyl Frei

- 6) People were asked to take a turn saying what their hopes were for the land trust:
  - Allan Posthuma (GaLTT representative): moved to Gabriola to be with his sister; his children are interested in joining him on Gabriola through alternatives to real estate market as real estate is limited and expensive; how will our organization help address crisis in home availability
  - Nancy Heatherington Peirce: supportive; hoping the plan for Village Vision is followed as the findings are still current and relevant
  - Kate Renolds: asked about First Nation involvement and whether they had they been approached; Steve Earle responded yes, letters have been dispatched to members of council
  - Vanessa Craig: here to listen; interested in Village Vision, and strategic approaches to land acquisition
  - Emily Carrington: here to learn what about the land trust; interested in arts, rural experiences for young people, community gardens, rural culture and arts community support, anything respecting nature, accommodating and supporting agriculture

Yarrow Koontz (Agricultural Coop representative): concerned about food security and carrying capacity of our island for growing enough food for people who live here; how will we work with generational shift, shaping our community now for the future generations; dealing with climate change over next decade; building relationships with Snuneymuxw FN

K. Louise Vincent (Commons representative): inspired and moved by work done so far; hope to contribute to goals; interested in efforts for most in need folks – poverty reduction; and covenants

John Peirce (Chamber of Commerce liaison): has expertise in tax receipts for U.S tax donations; interested in shaping the community for future, and seeing land set aside for long term planning and use; would like to know how land trust will relieve poverty

Peter Danenhower: interested in land stewardship; underlying effects of structural deficiency – what can we do about this?

Rob Brockley: interested in affordability part of mandate and rising cost of land – important we move to community affordability; want to see GaLTT and GILSS complement and support each other – to not confuse the public and not to be in conflict

Manfred Tempelmayr (PHC representative): concerned about housing affordability and poverty; young people can't find a place to live; very few young families able to move here; this all has big impact on service/retail sector and services for seniors

Lisa Pappania: new to Gabriola; grateful for work done to date; interested in social justice and sustainability; wants to see land moving into FN hands – restitution as part of reconciliation; willing to contribute expertise in these areas; nervous about wealthy/huge houses and people who own them and speak out against equity, rentals, tiny homes – how to discuss equity

Tom Tillamen: here to listen; interested in community land trusts, like those within Islands Trust and in San Juan islands; concerned about alternatives to perverse consequences of free market on housing and social justice issues

Sarah Kopjar: here to listen; would like more info on how “relieve poverty” aspect will work

Louise Rebelle: congratulations; feeling uplifted; interested in helping more with moving land out of development

Kristina Baerg (GHS representative): have interest and experience in Treaty negotiations, social justice; would like to help as she can/contribute from her skillset

Suzi: appreciates everything people have said and done; interested in learning and participating

Jan Moore: thinks of this as an umbrella group to existing organizations – housing, food, water conservation

Tobi Elliot: interested in the intersections of what has been discussed – tiny house land structures, water, housing/land co-operative/land use co-op, practical aspects of affordable housing, higher density and minimal impact on land; have experiences in housing engagement, and retaining and advocating biodiversity

Ann Landry: want to encourage a diverse community; support agriculture and housing; vision of a community in control of development in an intentional way, making decisions as a community

Linnet Karta: interested in contributing expertise on ways to communicate at all levels

Deb Ferens (Sustainable Gabriola representative): interested in facilitating useful connections and creating dialogue on sustainability; has lots of experience, including as an IT Trustee; how do we address the climate emergency; what are some new types of zoning we could imagine/use in achieving objectives

Kate Renolds: have experience to contribute in non-violent communication and getting away from binary framing, using collaborative approaches

Bob Andrews: excited about land trust as a movement, something that should have happened long ago; need an enhanced understanding of environment of Gulf Islands; new Commons Covenant is good example of covenant on housing, land consideration and governance

Carol Hemrich: also would like more info on how land trust can “relieve poverty”

Susan Yates: as much land as possible needs to be kept out of the extractive, extortionist, speculative market [added after the meeting]

Laura-Jean Kelly: real estate in private hands is chipping away at affordability and biodiversity; how do we live and love the land without destroying it

Megan Adam: have experiences with friends and rent evictions; how can the community shape equitable solutions

Steve Earle: focus on commodity/profit is a terrible waste of land; bring profits for the few back to the community, visioning a different way forward

Sibyl Frei: how can we ensure Village Vision work is built on; how do we find land resources to make it possible for people to not sleep in their cars and for others to have agricultural access; how can we encourage small scale community economic development; land trust can address poverty through affordable housing, small-scale farming, ideally with housing too, and small-scale community economic development; take land out of market, and land trust will look to organizations to propose how they will use the land

7) Key points of the governance structure were explained:

- a) Individual members must have their primary residence on Gabriola Island or be a recognized member of the Snuneymuxw First Nation.
- b) Organizational members must be a registered co-operative, non-profit society or charity that operates on Gabriola Island; and has as part of its purpose the social well-being of individuals and groups within the Gabriola Local Trust Area.
- c) The board is made up of: 4 directors at large elected at an AGM; six organizational member representatives (from People for a Healthy Community, Gabriola Area Land & Trails Trust, Gabriola Housing Society, Gabriola Agriculture Co-op, The Gabriola Commons, and Sustainable Gabriola); and two representatives appointed by the Snuneymuxw First Nation.

ACTION: At some point this year, need to clarify what “primary residence” means in the bylaws when defining individual members. Also need to clarify how Sustainable Gabriola can be an organizational member when it is not a registered organization.

8) The six board members already appointed by organizations were introduced:

The Commons: K Louise Vincent  
Gabriola Agricultural Co-op: Yarrow Koontz  
Gabriola Housing Society: Kristina Baerg  
Gabriola Lands & Trails Trust: Allan Posthuma  
People for a Healthy Community: Manfred Tempelmayr  
Sustainable Gabriola: Deborah Ferens

9) The four directors at large were nominated as follows, and elected by acclamation:

Sibyl Frei: nominated by Steven Earle, seconded by Laura-Jean Kelly  
Steven Earle: nominated by Laura-Jean Kelly, seconded by Megan Adam  
Laura-Jean Kelly: nominated by Megan Adam, seconded by Sibyl Frei  
Tobi Elliott: nominated by Sibyl Frei, seconded by Steven Earle

10) The meeting was adjourned at 3:20 pm