

**MORDEN COMMUNITY ASSOCIATION**  
**Special General Meeting**  
**23 July, 2025**

The MCA Special General Meeting was held in the Morden Community Hall on 23 July, 2025 at 7:00 pm. There were 14 members including Board members in attendance.

**Call to Order:** The Special Meeting was called to order by Stephanie Stevens, Board President, at 7:05 pm. In her introductory remarks, she informed the reason for the meeting was to satisfy direction given at the 13 May, 2025 MCA Annual General Meeting (AGM) to provide MCA members the results of the 2024-25 Annual Audit Review and a couple other urgent matters. She also noted that since this was a special meeting, only items listed on the published agenda would be discussed.

**Financial Audit Review Results**

Dick Thomas, as Audit Review Committee Chair, discussed the results of the committee's review. A copy of the Review Report and associated financial documents had been circulated prior to the meeting electronically and by paper copy at the meeting. He informed that composition of the Review Committee (Dick Thomas, MCA Finance Committee Chair, Paul Iannaccone, Finance Committee member and Erich Karrer, MCA member) was as directed by the 13 May, 2025 AGM. Following a short presentation and follow on discussion, a few comments were noted:

- MCA member, Murray Graves, provided several observations regarding items which had been included in revenues and he also made a few suggestions for future accounting practices.
- MCA member, Tom Litsas, added a few additional observations and suggestions to ensure our financial dealings were easily understood by MCA members in general.

**MOTION:** MCA member Murray Graves moved, seconded by Gayle Walford, that the Meeting accept the Audit Review Committee Annual Review Report.

**Motion Carried**

**Washroom on Beach:** President Stephanie explained the various investigation details the Board had pursued to accommodate this suggestion which had been put forward at the AGM. In the end, all companies consulted indicated it would be impossible to place and service a portable toilet anywhere in that location. Despite best efforts by the Board, this proposal was declined. As a result of the suggestion, the Board decided to place signs or notices requesting that beach visitors carry out whatever they bring in. Further, the signs would inform the public of the toilet at the French Cross Picnic Park location.

**Wheelchair Access Ramp:** At the 13 May, 2025 AGM the Board was directed to pursue installation of a new ramp as soon as possible. Since that time, MCA Board member and facility manager, Peter Matthews, completed extensive investigations, including discussions with disability consultants. His findings revealed that, in addition to changes in the code, there was a

possibility of installing a new ramp at a significant financial saving. He is continuing to pursue these options as a priority.

- A 'pro bono' engineer has been retained and is assisting with the ramp design which will incorporate any new code changes.
- The meeting was informed that although we had submitted two separate Grant requests, only one (the smaller one ~\$6K) had been approved.
- The second request, while denied this year, was recommended to be requested again next year.

**Comfort Centre:** This item was also discussed at the AGM. Several items have occurred since that time:

- The Stand-by Generator has been installed and is fully operational;
- Procedures provided by "Kings County REMO" have been received including the requirement for several community volunteers to be identified and their names forwarded to the County REMO office.
- At any time, should opening the Comfort Centre be required, REMO would contact appointed volunteers to open the Centre.
- A "sign-up" sheet will be made available for concerned community members to indicate their willingness to participate in running the Comfort Centre.

**"In Kind" Work:** President Stephanie thanked several MCA members including, but not limited to, Murray Graves, Reg Clem and Peter Matthews, for the work they had done mowing, trash cleaning, weeding, etc.

- She indicated that such volunteer work needed to be documented as we can use this to offset the share we are responsible to provide when MCA funding (some as high as 50%) is required by the terms of any Grant we may receive.
- There will be a form on the website for volunteers to document their work.

**Concluding Remarks:** President Stephanie thanked everyone for attending the Special Meeting and for the constructive comments provided as well as for the "can do" attitude expressed by MCA residents in general.

**MOTION:** At 7:59 pm, MCA member Gayle Wilford moved, seconded by Kandace Durland, that the meeting be adjourned.

**Motion Carried**

recorded by  
Dick Thomas, Secretary