

CLRSS Board Meeting Agenda - Monday, June 14, 2021 – via Zoom, with thanks to the CWB

Items:	Action: What? By Whom? When?
Rotating chair: Lyndon Keeping	
In attendance - Board Members: Jean Atkinson, Judy Brayden, Rick Bryan, Chantelle Carden, Rosemary Danaher, Jim Deck, Dave DePape, Diana Gunderson, Lyndon Keeping, Ken Traynor. Members: Lois Atchison, Parker Jefferson, Bee Greenaway, Mike Patrick, Genevieve Singleton, Dave Polster and Maureen Quested, Guests: CVRD Area F Director, Ian Morrison, Town of Lake Cowichan Councillor, Kristine Sandhu, Cowichan Watershed Board Executive Director, Tom Rutherford, Emily Soder-Duncan and Elodie Roger. Absent with regrets: Rodger Hunter.	
<p>We acknowledge that we are meeting on the traditional territories of the Ts'uubaa-asatx, Ditidaht and Quw'utsun First Nations. We hope that our work together here today will make a positive contribution to our shared future in this valley.</p>	
<p>The Fourfold Way reviewed:</p> <ul style="list-style-type: none"> • respect each other by having just one speaker at a time • expect people to speak from the heart with passion • expect people to show up to solve problems <i>and</i> • expect people to speak without blame. 	
FYI only Our Strategic Plan (See Appendix 1 below)	
Motion to accept the agenda as amended.	Moved and seconded by Diana Gunderson and Chantelle Carden CARRIED
Motion to accept minutes of May 3, 2021	Moved and seconded by Judy Brayden and Jim Deck CARRIED
Motion to appoint Jean Atkinson and Rick Bryan to the 2021/22 CLRSS Board of Directors	Moved and seconded by Ken Traynor and Jim Deck CARRIED 2020 Annual Societies Report filed June 16, 2021
President's welcome to the 2021/22 Board of Directors	President Ken Traynor welcomed the two, new Board members and expressed his gratitude for the continued work of the other Board members, ratified at the June AGM.

Special Presentations	Jean Atkinson and Judy Brayden presented long time environmental stewards, Dave Polster and Genevieve Singleton, with Honorary Lifetime memberships in CLRSS. Rosemary Danaher presented each with tokens of our appreciation for their invaluable contribution to CLRSS.
Treasurer's report: Lyndon Keeping (See Appendix 2 below)	Moved and seconded by Lyndon Keeping and Judy Brayden that the Treasurer's report be accepted as printed. CARRIED The secretary will send the finalized Board info list to Lyndon Keeping so that he can arrange changes to signing authority. This year's signatories will be: Ken Traynor, Lyndon Keeping, Jim Deck and Judy Brayden
Guest remarks from Town of Lake Cowichan Councillor	Councillor Sandhu reported that: 1.) On the Prospect Road river access scheme, the ToLC has decided to table this access idea until next year, while monitoring and evaluating the tubing situation this year. 2.) The ToLC Councillors appreciated the thorough and well considered Educational Centre presentation that President, Ken Traynor and Board member, Dave DePape, had made to the recent May 18, Parks Committee meeting. Kristine Sandhu will report back to us after the July 1, ToLC Council meeting. 3.) Centennial Field will open next week. 4.) Infrastructure painting has been completed. Sidewalk repair as well as fencing at Stone Park are now slated for completion. 5.) The 40 - 60 vehicle, overflow parking area now located on Point Ideal Road has been completed. Jakes at the Lake and The Tube Shack have leased this property from the ToLC for this season. 6.) Saywell Park and several of the downtown streets will be designated as 2-hour parking only for this year.
Guest remarks from CVRD Area F Director	Director Morrison reported that: 1.) He was pleased to comment positively on the flow levels that we are experiencing this year. 2.) He was saddened to report that a large fir has been taken down in Honeymoon Bay. This was removed on private property and was done within the law. He commented on the number of large trees that used to live within the town. 3.) Camp Imadene has been granted a temporary use permit (TUP) for up to 18 group camp events over the next three years. Discussion ensued about the wisdom of CLRSS providing some educational programs for the camp participants. Consensus was not reached on this notion. No action at this time. (Include New Business item 2 in above)
Correspondence: Included below in agenda items.	
Business Arising from the Minutes and Written Reports: 1. BCCF Request re added CSSP work and CSSP report from Elodie Roger	1.) Ken Traynor moved, and Judy Brayden seconded that CLRSS collaborate with the BCCF in the CSSP project this summer. CARRIED

<p>2. The Riparian information signs being replaced in Saywell Park</p> <p>3. Watershed Education Centre at the New Weir</p> <p>4. Board of Directors' Insurance renewal update</p>	<p>Elodie Roger reported that 6 sites have been identified for restoration this summer. CLRSS members are asked to 'spread the word' on two fronts: the CSS program and the job listing for student workers.</p> <p>Director Morrison suggested an additional property at Stin-Qua, development in Honeymoon Bay.</p> <p>Judy Brayden moved and Di Gunderson seconded that Ken Traynor will draft an article on the importance of the Riparian area, examples of good riparian area practices, shoreline owner responsibilities and the regulation of riparian area infractions to submit to the local newspaper. CARRIED</p> <p>NOTE: He will consult with Jill Thompson on working with the Cowichan Valley Citizen including the idea of breaking up the article into a series. The draft will be circulated before the July CLRSS meeting.</p> <p>Item j. in <i>Lead Conversations</i> (Appendix 7 below) was dealt with at this time. Jean Atkinson and Diana Gunderson reported that they had visited the Simonson's residence and gave them brochures and RAPP line cards, as well as a Stewardship sign. They were very receptive and appreciative and may well become CLRSS members.</p> <p>After discussion about the number of homes changing hands in the current real estate market, Director Morrison agreed to report back to the Board meeting updating us about the current process of welcoming new residents to the Electoral areas. There is an opportunity to engage new homeowners with their local government as well as passing on pertinent information such as the riparian bylaw, the RAPP line info and other important contacts.</p> <p>Ken Traynor raised a point about a possible memorandum of understanding (MOU) between the CVRD and Mosaic Forest Management. Ian was unsure and said that he would report back to a subsequent meeting.</p> <p>2.) Parker Jefferson reported that the damaged signs are presently at Leon Signs in Duncan. They will advise Parker about the feasibility of restoring them and/or recycling the materials in our new signs. They will be ready in 2 weeks time.</p> <p>3.) Ken Traynor reported that the presentation will be addressed at the upcoming July meeting of the ToLC Council. The next step for CLRSS is to develop a 'design brief'. Kristine Sandhu will arrange for Emily Soder-Duncan, Ken Traynor and Dave DePape to meet with the ToLC Public Works supervisor on the site asap.</p> <p>4.) Ken Traynor reported that the Board of Directors Liability Insurance for this year has been extended while the Pacific Streamkeepers' Federation is seeking an insurer for the stewardship groups; in the meantime, the term of the policy has been extended, at no extra cost. The new premium will likely be somewhat higher than the last year's premium. Lyndon Keeping said that this would be reflected in a budget adjustment.</p>
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<p>5. 8334 Sa Seen Os Road - 2018 Plantings Project</p> <p>6. 2021 RCU Proposal</p> <p>7. Co-Creating a Sustainable BC Opportunity for Cowichan Valley Youth</p>	<p>5.) Covered in 1 above.</p> <p>Ken Traynor will draft an article on the importance of the Riparian area, examples of good riparian area practices, shoreline owner responsibilities and the regulation of riparian area infractions. He will consult with Jill Thompson on working with the Cowichan Valley Citizen including the idea of breaking up the article into a series. The draft will be circulated before the July CLRSS meeting.</p> <p>6.) The chair was passed to Judy Brayden for this item. Lyndon Keeping RCU Coordinator, summarized our conversations to date and made a proposal for the consideration of the Board and attendees.</p> <p>After thorough discussion, Lyndon Keeping moved and Bee Greenway seconded that the 2021 CLRSS Annual River Cleanup be held on September 12th, 2021 instead of in August, for this year, in order to include the participation of the Tube Shack.</p> <p><i>NOTE: The event will be evaluated for effectiveness, organization, seasonal homeowner, student and diver participation and the success of the annual accompanying bottle drive.</i></p> <p>7.) Rick Bryan spoke to his report. While valuable, Rick felt that this work was not new to us and that there appeared no reason for CLRSS to consider joining this.</p>
<p>Leads conversation and updates as needed:</p> <p>a. Gerald Thom Memorial Native Plant Garden</p> <p>b. Social and Retail Sales</p> <p>c. Monthly Meetings rotating chair for July</p> <p>d. Membership</p> <p>e. Fundraising</p>	<p>a. Rosemary Danaher reported that the first recent weeding and pruning session was a success. Lois Atchison reported that a crew of ‘able-bodied’ volunteers is required to cut blackberries in Saywell Park. Further details to follow, as Kristine Sandhu will ascertain whether the ToLC student workers could work for CLRSS for several hours to deal with this challenge.</p> <p>b. Rosemary Danaher reported that 5 cards had been sent on our behalf and that shirts and a hat have been gifted to special members and supporters.</p> <p>c. Subsequently to the meeting, Ken Traynor has agreed to chair the July meeting.</p> <p>d. Maureen Quested reported that we have now reached last year’s member ship number.</p> <p>e. In light of the recent adjustments to the Provincial Health Order, Maureen Quested reported that the July Bar-b-Que and fundraiser will go ahead. Details TBA. Also. it is likely that the CLRSS Beer and Burger Night fundraiser will be able to proceed in the fall as well.</p>

<p>f. Decibel Coalition</p> <p>g. Youth Engagement</p> <p>h. Our Watersheds – Through the Lens of Art - Viewing Ecosystems Creatively</p> <p>i. Water Monitoring</p> <p>j. CSSP Request (See Appendix 7 below)</p> <p>k. Gerald Thom Environmental Studies Bursary</p>	<p>Maureen reminded members that Thrifty Grocer cards are an ongoing CLRSS fundraiser.</p> <p>f. Diana Gunderson reported that the work of the Decibel Coalition is proceeding well and that they have requested that the CVRD become a member. Updates to follow.</p> <p>g. Chantelle Cardon reported that the work at LCS is proceeding well and she is pleased with the work to date.</p> <p>h. Judy Brayden reported that the project is beginning to see submissions. To date there have been 5. She expressed concern about the lack of interest being generated in the photo program, History Meets Climate Change. She will send more information to Chantelle for the upcoming newsletter.</p> <p>i. Bee Greenway reported that there have been 5 outings and 4 readings completed so far this year.</p> <p>j. Covered in Business Arising number 1 above.</p> <p>k. Diana Gunderson reported that the very worthy, CLRSS 2021 bursary recipient was Kyle Mckechnie.</p>
<p>New Business:</p> <p>1. Request for grant-in-aide for loppers for use in invasive plant projects and the GTMNP Garden – Judy Brayden</p> <p>2. Camp Imadene contact.</p>	<p>1.) Withdrawn.</p> <p>2.) See third point in Director Morrison's report above</p>
<p>Community Stewardship Reports:</p> <p>1. Cowichan Watershed Board</p> <p>2. Cowichan Stewardship Roundtable (See attached PDF)</p> <p>3. Other reports as needed:</p> <p>a. Lamprey update</p>	<p>1.) Nil report this evening.</p> <p>2.) Lyndon Keeping reported on the upcoming July 15th CSRT annual field ay at Stoltz Poll Provincial Park; The next meeting is Thursday, June 17th and the guest speaker will be Kevin Pellett of the DFO, who presents annually to the CSRT with an update on Chinook. This year Kevin will also update us on Coho.</p> <p>3a.) Genevieve reported that work is ongoing. Joy Wade's report will be sent to Board members asap.</p>

b. Update from the paddling community - Rick Bryan	3b.) Rick reported that the engineer has been hired by the paddle sport community to ascertain what a recreational water feature could look like at the new weir. He also reported on meeting the 'Chinook' on a paddling excursion.
Motion to Adjourn at 9:15 p.m.	Motion to adjourn by Rosemary Danaher
<p>Important Upcoming Dates: July 5, 2021 – regular meeting of the Board at the home of Judy and Alex Brayden. Potluck begins at 4:30; meeting at 6:30 out of doors. Details to follow. July 15, 2021 - CSRT Annual Field Day at Stoltz Pool Provincial Park (9:30 – 2:00 p.m.) August 9, 2021 - regular meeting of the Board August 27, 2021 - Opening of the Watershed – Through the Lens of Art show at the CVAC Gallery, 2687 James Street, Duncan September 13, 2021 – regular Board meeting September 25, 2021 – Heritage Rivers' Day</p>	

Appendix 1: Strategic Planning Outcomes 2020

1. Increase awareness of and support for building the new weir	2. Increase Youth Engagement
<p>Goals</p> <ul style="list-style-type: none"> • Increase public support • Increase community understanding of new weir benefits • Increase public awareness of how climate change is driving the need for a new weir 	<p>Goals</p> <ul style="list-style-type: none"> • Increase youth membership • Re-establish Lake Studies program • Collaborate with other valley youth programs • Establish youth roundtable
3. Protect Lake Shore Lands	
<p>Goals</p> <ul style="list-style-type: none"> • Protect critical undeveloped shoreline and tributary habitat • Promote protection for Shaw Creek watershed • Expand shoreline riparian habitat restoration work to tributary creeks 	

Appendix 2: Treasurer's Report

April / May 2021 Treasurer's Report			
	CASH in Bank	Cheques/Transfers	Available Cash
CLRSS General Account	10,763.15	58.05	10,705.10
to be deposited	0.00		
Salmon fry rescue funds			1,934.21
Total Cash Available for CLRSS General Activities			\$8,770.89
Bursary Account Total			\$5,960.57
Comments: \$58.05 transferred to Bursary account in June to cover 25% fundraising contribution.			

CLRSS 2021/2022 Financial Report Budget to Actual - 31/05/2021					
Revenue			Expenditures		
Category	Budget	Actual	Category	Budget	Actual
Total Revenue	4500	794.20	Total Expenditures	4,500.00	276.18
Memberships	1400	580.00	Signs	0	0
Donations	2000	10.00	Accounting	100	0
Sales	300	0.00	BCLSS	50	0
Fundraising	800	204.20	Society Fees	250	0
Interest	0	0	Printing Costs	400	0
			Purchase for Sales	100	0
			Gifted Apparel	100	0
			Insurance	0	0
			Bank Charges	100	2
			Office Expenses	200	0
			Courses & Mtgs	0	0
			CSSP Activities	0	0
			River CU	0	0
			Fundraising Expenses	100	0
			Misc. other	500	4.45
			Transfers to Bursary Fund	500	58.05
			Fry Rescue	300	0
			Landowner Education	500	0
			GT Memorial Garden	400	0
			Website Update	100	0
			Watershed Art Project	800	211.68

Appendix 3: Email from Genevieve Singleton of May 20, 2021 - CSSP

I am sorry that I have not been able to give you an update of the restart of the Cowichan Shoreline Stewardship Project earlier. I will be your liaison on the Project. Craig Wightman, retired BCCF staff and fisheries biologist and Cheri Ayers, fisheries biologist, worked very hard in the past few weeks to bring the Project back to life. Since then it has taken off like a rocket ship and I have not had two minutes to write to you since life was already full.

I am delighted to introduce Elodie, the new CSSP Coordinator. She is a fine biologist, was working as coordinator of Somenos Marsh Society, is highly involved with Cowichan Search and Rescue and many other good things. She will be stepping into Christine's big shoes. I have more good news to share. Alex Werk, past staff member of CSSP, has permission from her work at Mesachie Lake Station to take two days to work with CSSP in July and August and will also work with us every other Friday. It is fantastic that Alex has taken this step to help in the transition. Dave and I will be carrying on as in the past, but I will be more involved with outreach, training and back up. Dave has been part of the staff on this project from the beginning. We have already located sites, Dave has started suggesting prescriptions, had a field meeting and are moving forward rapidly. Craig will continue to mentor us as budget and hours permit, for this we are most grateful. Thanks so much for being our host NGO group. I will endeavor to keep you updated. I have been in touch with Kristine Sandhu asking her to point us in the right direction re permits, thanks Kristine!

In stewardship,
Genevieve

Appendix 4: Board of Directors' Insurance renewal update – Ken Traynor

On Wed, 12 May 2021 at 11:58, PSkf <pskf@direct.ca> wrote:

Hello: We have not forgotten about your insurance policy, we have been in close contact with our broker and they in turn with the insurance providers. Covid has not helped this process with everyone working from home and not having full access to their teams. BUT our main concerns that we have been working through is the changes to insurance and in particular Directors and Officers policy's. Insurance is being tightened up and more restrictive on activities as a whole. We have been working to provide more accurate information as to the works of the groups that have policies through the Pacific Streamkeepers Federation. Not to penalize the works, but to be inclusive in the coverage. Our groups tend to be a bit fluid in our undertakings. The policy has been written to provide coverage for those undertaking works covered under the Streamkeepers Handbook and Modules and for SEP community involvement hatcheries. You folks are amazing in the works you do and the marketing team at Westland would like to know more in order to "shop the policy around" to find a provider inline with the works you are up to.

NEXT STEPS: We understand that time is ticking - Westland has arranged for the Volunteer insurance and Comprehensive Liability portions of your policy to have the ability to be extended by 60 days to give them more time to get providers in place. They have got their marketing people involved to help with the process and we need some info from your groups. There will be a 60-day extension / payment form coming very soon. Need a listing of all activities undertaken by your group. If you can do this under the Streamkeepers Modules it makes this far easier - BUT this is the time to say what you do, so we can see what a unique policy looks like.

Here is the link to Modules so you can see what is inline with your works and what you will want to expand on.
<http://www.pskf.ca/modules.html>

As is clear, this is needed for the insurance people to get us a policy in today's market, we are at the mercy of the market and as many of you know, things have changed in the insurance world. We have been working on CLRSS DRAFT Minutes for the Board Meeting of June 14, 2021 – JB, KT, DG and LK

this for months and unfortunately the timing has drawn down to now to get to this step. All signs point to an increase in the cost (which really we have been able to keep so low for so long) I look to the increases I see in my home insurance and have been thankful for the Streamkeepers VIP coverage and no increases for so many years.

Stay well take care ZoAnn

The Pacific Streamkeepers Federation
 1858 Beaulynn Place
 North Vancouver, BC, Canada
 V7J 2T1
 Phone/Fax - 604-986-5059
 Toll Free- 1-800-723-7753 (PSkF)
www.pskf.ca

Appendix 5:

Text of Presentation Made to Town of Lake Cowichan Parks & Recreation Committee Meeting 6 PM Tuesday May 18th, 2021 by Ken Traynor and Dave DePape of the Cowichan Lake & River Stewardship Society

Thank you for giving us this time tonight to meet with you. First I want to commend the council for the active role that you have taken to be involved in the technical advisory team overseeing the weir design project. It is important that the town's voice is part of that process.

I have also reviewed your most recent Strategic Planning Document and hope that the ideas we are proposing tonight would dovetail with your own thinking around the development of the North Shore pathway and the weir construction process as well as possibly be integrated into your plans for the CLEC centre.

As you know I am Ken Traynor, President of CLRSS. You may not know that on behalf of CLRSS I have been part of the advisory team on the fish passage part of the weir design and an advocate for a walkway on the weir and a white water feature if possible. I am also a member of the technical advisory committee to the Shoreline Assessment part of the project design.

Dave DePape is a new member of CLRSS who recently moved here to live on the Lake in Youbou and has added his experience as a long-time freshwater fisheries biologist and Fishery habitat education centre design expert to our group. Most recently he was responsible for the development of the Bow River Habitat Station and hatchery in Calgary. We are really pleased to have his expertise available for this project.

Our Proposal for Discussion

CLRSS thinks a Watershed Education Centre of some form in Saywell Park next to the new weir in Town of Lake Cowichan would be an excellent place to explain and highlight to the people of the Cowichan Valley, and those who visit, that everyone's well-being is interconnected with our shared watershed.

The new weir will be a key piece of public infrastructure for the future benefit of everyone in the watershed. The future well being of our communities is intrinsically linked to the well being of our rivers. And it is important that as many people as possible understand that. An education centre at the weir can help do that and we are willing to take a lead in trying to make that happen.

I would like to start with a refresher on what the new weir might look like by showing this 1 min 18 sec video of the new weir design. (available at cowichanlakeweir.ca)

Today we are at Step One - Scoping/Testing/Refining the idea of building some form of Watershed Education Centre in Saywell Park

We have met with Environmental Educators from the Estuary Nature Centre in Cow Bay, the Somenos Marsh Society, Cowichan Tribes, Cowichan Land Trust as well as SD 79 and others active with the watershed connections working group of the Cowichan Watershed Board. They were very supportive with ideas and suggestions. The folks from the Estuary Nature Centre in particular had lots of practical advice from development committee organization, start-up funding sources to tourism-based community benefits based on their experience of building the Estuary Centre in 2012.

We are here tonight to get the council's input and advice. Why do this?

- The new weir will be a key piece of public infrastructure for the future benefit of everyone in the watershed. We need to rebrand it as important public infrastructure versus it's past as a sometimes controversial piece of private corporate infrastructure.
- The new weir is also an important piece in a strategy of mitigating the impacts of climate change in the watershed. We need to tell that story too.
- A creatively designed Education Centre, hopefully situated at the point in Saywell Park where a new public walkway from the weir enters the park on the south shore can provide important economic tourism benefits for the community and an informed population helps us all make better decisions about our use of the Lake and river and its health.
- It would be valuable to create opportunities for the public to get involved in learning about the watershed and the role the weir will play and have input into the design of and programming for an education centre over the next three years, while the details of ownership and approval get sorted out. And it is important to do that before dissenting voices start distorting the story as has happened in the past.
- We already have some excellent education resources in the region to build on such as the restored riparian area along the shore with excellent interpretative signage, a swimming dock, fish and bird signage, the Gerald Thom Memorial Native Plant garden, the Kaatza Museum, the Friendship Trail, the Cowichan Salmonid Society hatchery, the Cowichan Lake Education Centre, the trails and floating walkways in Lakeview park, the Honeymoon Bay Ecological Reserve and more. The new weir adds an excellent fish passageway and hopefully an elevated walkway linking the north and south shores which could link in the Ts'uibaa-asatx owned Kaatza Adventure Centre on the north shore.
- We think it is important to showcase the value of the CWB approach - a joint Cowichan Tribes and CVRD body - for solving water problems in the valley. That collaborative approach has already delivered excellent science, a consensus-based Water Use Plan, funding for design costs and a good chunk of the construction costs for a new weir, a project that benefits everyone in the watershed. That story needs to be told.
- We feel it is important to have a well thought out, mostly developed idea ready sooner rather than later in case any "fiscal opportunities", as Tom Rutherford calls them, arise in this time frame.

Our questions for you tonight.

1. Is the Town of Lake Cowichan interested in entertaining the idea of establishing a Watershed Education Centre in Saywell Park as part of your beyond 2022 planning work?
2. If the answer is Yes, would the Council like to have a representative on the development committee or receive regular updates on progress from the development committee?
3. If you support the idea what advice do you have for us? We look forward to hearing your ideas.

Appendix 6: Co-Creating a Sustainable BC Opportunity for Cowichan Valley Youth

From: **Cherry Tam** <ctam@fraserbasin.bc.ca>

Date: Mon., May 31, 2021

For the past couple of years, I have been coordinating an initiative for young people aged 16-30 called **Co-Creating a Sustainable BC** (CCSBC). Young people are a driving force for change and through this initiative, we work to support them as they learn from and network with local leaders, identify sustainability challenges in their community, and collaboratively design their own climate solutions.

The CCSBC initiative is an opportunity for young people to:

- deepen connections to their communities,
- experience the benefits of being actively engaged civic participants,
- experience the importance of serving and contributing to a community, and
- learn how to embrace leadership roles.

On **Tuesday June 8, from 1:00 to 1:45 pm, we are offering an information session just for community partners and organizations.** During this session, we will provide you with a brief overview of the initiative and offer time for a Q & A. The info session is an opportunity to meet our Youth Program staff, learn more about CCSBC, and build relationships and potential partnerships between our organizations. **Please register using [this link](#), and share with your networks.** Note that our session is hosted on the Zoom platform. My colleague and youth facilitator for the Cowichan Valley, Stephanie Chong, may be in touch again soon with more information about youth recruitment.

Thank you in advance for your time, and I look forward to reconnecting with you.

Warm wishes,
Cherry

Appendix 7: CSSP Follow-up

Name: Terry Simonson

Email: nmarcy@telus.net

Phone: 250-893-3874

Address: 7314 Peri Rd

Subject: Restoration follow up and signage

Message: We are now entering our second full summer after CLRSS plantings in August 2019. Some plants took others failed immediately. We continue the war with invader species Very frustrating seeing neighbours dump sand on the beach and spread it with excavators and tractors. More education needed. Also against riparian regs. We would like to show our efforts and publicize the societies work by posting a sign (as we have seen on other properties) Please be in touch Norman & Terry