

Silver Star Property Owners Association

Minutes – Council Meeting

December 16, 2016

The council meeting convened at 4:22 pm, at the home of Mike Waberski, with the following members present:

Ron Blancher	Denys Lawrence
Loreen Ruault	Sandy Cook
Mike Waberski	Scott Ross

Apologies from:
Sheryl Bolton

AGENDA – the agenda was approved with some additions.

MINUTES - moved, seconded and adopted.

DELEGATIONS & PRESENTATIONS – There were none.

DIRECTOR'S REPORTS:

- (a) **FINANCIALS** - The bank account and payable information was presented by the Treasurer, Sheryl Bolton. No changes since the last report.
- MOTION** – to change the year-end to September 30st, 2016 in order to reflect actual year-end accounting at the AGM in December. Approved unanimously.
 - DRAFT BUDGET** – will add a line item on the budget for liability insurance and Sheryl will explore how much for insurance on the mailbox shelter. Mike will explore whether we need to increase the line item for the website expense. **MOTION** – to adopt the draft budget in principle; Sheryl will make small adjustments prior to presentation at the AGM. Final approval will be via e-mail. Approved unanimously.
- (b) **MEMBERSHIP ENGAGEMENT COMMITTEE** – Loreen reported that two newsletters have been sent out via MailChimp and the communication program is working well. All homeowners registered on the SSPOA website (83) are now in the MailChimp database, and will be updated on a regular basis. There are currently about 280 names in the MailChimp data base.
- Loreen will work with Denys in an attempt to communicate with his contacts and have them added to our data base.
 - The directors held a teleconference call with Webmaster (Kirk) with clarifications and a few questions and affirmation that we can go live quickly as soon as a few things are addressed.
 - Loreen to coordinate with Kathy Broderick to work on website content and newsletter issues.
- (c) **UTILITIES COMMISSION COMMITTEE** – Most of the directors attended the conference call earlier in the afternoon that was held with the Commission. The owner of Star Gas was in attendance via conference call and questions were submitted to him by the members of the Utilities Commission as well as by the SSPOA committee. A final report will be put together by the committee and must be submitted to the commission before the 28th of December.

- (d) **SSMR REPORT** – Ron submitted a quick update from SSMR. There will be extended bus new hours as of Friday, December 16th, ending at 10:00 pm for Friday, Saturday and 9:00 pm other days of the week. Tube Town is now open with a new magic carpet replacing the tube town, the skating rink is open, and night skiing opens.
- (e) **SSMR REVIEW COMMITTEE** – Denys reported that Ross Foden has been meeting with the businesses on the mountain, and will soon have been in touch with all. Everyone has been positive. The committee will now meet with other stakeholders on the mountain to gain more feedback. Homeowners will be engaged in December and January. Ross Foden will make a presentation at the AGM. Denys will chair that portion with all questions going through the chair. This will take place following the business portion of the AGM.
- (f) **NEIGHBORHOOD WATCH** – Scott has been in communication with the Block Watch people and will arrange to have a representative attend the AGM and give a 5 minute presentation to the homeowners.

MATTERS ARISING:

- (a) **SEYMOUR LANE** – Denys submitted a communication he had with a homeowner on Seymour Lane, with a request that the SSPOA address the use of the easement leading from the top of the Silver Queen lift down to Monashee Road. In years past, SSMR has groomed this access for the benefit of homeowners living on The Knoll. Last winter, one homeowner whose property is directly across from this access began using it to park equipment on, making it extremely treacherous for skiers and impossible for a groomer. **MOTION:** to commit the resources necessary to research the issue and report back to the board members. Expenses shall not exceed \$500. Approved unanimously.
- (b) **COMPOSTING** – Loreen has been in communication with Spa Hills Composting in an effort to bring a composting program to the residents. She will form a committee and present the information at the AGM.
- (c) **NOMINATING COMMITTEE & ELECTION** – the committee has received the names of two homeowners who wish to let their name stand for election at the AGM. The decision had been made that directors will serve for a two year period, with half of the current directors standing down this year (Loreen, Ron, Sandy), and half standing down next year (Mike, Sheryl, Denys, Scott). Any director may stand for re-election when their term is up.
 - a. The committee acknowledged that the three directors that are standing down this year will agree to stand for re-election. In addition, Cathy Clark and Floyd Gradley will also stand.
 - b. In the event that there are other names put forward, Mike will create a ballot and system that will work on the day of the AGM.
- (d) **AGM ORGANIZATION**
 - a. Ron will check for a PA system
 - b. Reports to be prepared for presentation as follows -
 - i. President’s Report - Sandy
 - ii. 2015 AGM Minutes Highlights - ?
 - iii. Treasurer’s Report – Sheryl
 - iv. Utilities Commission – Mike
 - v. Member Engagement Report – Mike/Loreen?
 - c. Rail Trail – there was a request for time at the AGM to do a presentation on the Rail Trail. Loreen will communicate with that homeowner, explaining that our agenda is already very full.
 - d. Invited guests will be Ted Pleavin, Mike McNabb, Ken Derpak, and Ross Foden.
 - e. We will have increased capacity for registration, with the intent to capture the contact information of all attendees, and hopefully collect their membership fees. Buffy Moir, Sue O-Neil, Jen Martz, Sheryl Bolton, and Loreen Ruault, will man the registration tables.

TERMINATION – The meeting was terminated at 6:15 pm. The next meeting is slated for 4:00 pm, January 17 at the home of Loreen Ruault.