



Silver Star Property Owners Association

Minutes – Mar. 26th, 2015

Venue: Ross Fodin's home. Attendees: Ted Pleavin, Ross Fodin, Norm Crerar, Loreen Ruault, Ron Blancher, Kim Young.

1. Call meeting to order. 4:09 pm
2. Adoption of Minutes. M/S/C
3. Correspondence:
 - a. Mail – none
4. Directors Reports:
 - a. Financial – Sheryl- away. Sheryl now has total access to Paypal Cathy Clark will do the year end
 - b. Data Base – Loreen-nothing to report
 - c. Web Site – Kim –estimates that is will take less than \$2000 to rebuild our website. This will include the template (allowing us to manipulate things), hosting (from Alberta), one plug-in to do the newsletter using our database. Wordpress has email address security in its core.

Kim will get a firm estimate. We will end up with 6 – 9 pages, with Paypal being part of it. He will circulate the bare bones. Other plug-ins are available. He will have something by Thursday, April 2nd.

MOTION: we will commit money, not to exceed \$2500, to redesign and host our website and associate costs. Moved: Ted; Seconded: Ron; Carried.

5. Delegations and Presentations:
 - a. Silver Hawk – Norm Crerar – the history of the dealings and meetings with the Ministry of Lands, etc, our MLA, Silver Star, etc. were reviewed. This information can be found in earlier minutes.

Norm's task from the last meeting was to collect historical data of the billing issues. He wants as many people as possible to send him the records of their water and sewer bills, extra charges, and stories. If possible these, can be summarized in a table or Exel spreadsheet. Norm's email address: nordnorm@telus.net.

Norm would like to suggest to people that they check their water bills against their water meters.



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One of his bigger questions: if we have paid for all the capital upgrades to the sewer system, do we not own it?? We need to ask for an operating agreement between the homeowners and the Utility. If this utility is sold, what happens to the money we have spent on the system?

General Discussion: Some thought is that a Class Action is the avenue. The problem here is the cost, buy in by all the residents, etc.

There are some other thoughts such as using the effluent for a managed community forest. This would have a two fold impact: utilizing Nitrogen for fertilizing trees and set up a fire break for the community.

We need to identify something that we can get behind. First step is to collect the information. From there we can do a Strategic Planning Workshop followed by another meeting with Lands.

A newsletter will be sent out with the request for information from the Residents.

- b. Communications – Ross – has been investigating a means to communicate with our homeowners through our website. He has put together a formal presentation.

6. Matters Arising:

- a. Communication Presentation Discussion: Most are largely non-resident which is our challenge. Our tax density is high so there should be a strong voice to represent the community.

Recommendations: -continue to utilize the Newsletter

- try to remove the dependency upon individuals
- put together a database of key contacts, adding and removing as required.
- develop a standard SSPOA covering letter
- be very clear about what we are asking for
- communicate as a single voice
- document attractions to being a resident.

Next step: - Look at the database, how it is built and link to those active in the community

Ted will send Ross the SSPOA letterhead.

-our past process has been to get approval from the majority of the board for any communication. A letter writer or writers are nominated. The ideas are then consolidated. It has been boiler plate as much as possible.



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-Ross will put together a template and circulate next month.
-Ross will chat with Loreen re: connections, who collects new emails and redistributes, etc.

- b. Silver Star Road update – Kim, Ross – the full repaving is supposed to cover from Ladner Rd. to above the second switchback. The tender closed March 9th.
-all the roads from the repaving to the village roads are to be resurfaced. No documentation was found with the specifics.

We will send out an email advising all residents to all the work.

- c. Update on Mail Shelter – Drew – will coordinate with Patti Wild to get her some garbage bags.
- d. Report on Liaison Group Meeting – Ted –The meeting was attended by Ted, Ross and Ron to represent the SSPOA.

-Major topics from the meeting:

- water rates will increase 3% to cover replacement of pipes

-Silver Hawk

-bylaw enforcement again came up

-noxious weeds, what to do??

-Canine control – bylaw states that a dog must be under control – no recourse

-fire dept – mutual aid with BX

-bus from Butcher Boys to the Mtn. – will be looked at again as the mtn is willing to pay a portion

7. Late Items: Mountain will host a Snowmobile Hill Climb April 12th.

8. Next Meeting: Monday, June 1, 2015

4:00 pm, Cook, Cancade Residence -280 Monashee Rd.

9. Adjournment: 5:53 pm