



Silver Star Property Owners Association

AGM Minutes - December 27th, 2012

SSPOA Executive Attendees: Stuart Moir, Sandy Cook, Drew Eyre, Kim Young

1. Call meeting to order – 4:16 PM

2. Opening remarks and introductions – Stuart Moir welcomed all to the 9th Annual AGM.

3. Adoption of the agenda – M/S/C

4. Adoption of minutes from the previous meeting December 28th, 2011 – Stuart Moir covered the highlights of the meeting from the minutes.

Murray Thom commented on the error in the 2011 Minutes – Concerning the continuing administration fees levied on Silver Star Tax payers. Murray withdrew his motion after Mike MacNabb said that he could access the information.

M/S/C

5. Business arising from the minutes - move to item 10.

6. Treasurer's report and 2013 Budget – See the website for the report and the 2013 Budget. Basically, the Pine Beetle project and the sidewalls for the Mailbox Shelter are the major expenditures. The \$2200 deficit will be covered by our savings.

7. Adoption of the treasurer's report and the 2013 budget M/S/C

8. Membership report – Our membership director is not available. We have 318 members, 270 of those are in stratas. We did not have the manpower this year to do a membership drive and the lower membership numbers are the result.

9. President's report – Stuart Moir –

The president recognized:

Ted Pleavin – Resigned in January. He has put a tremendous effort into the SSPOA. He was a founding member.

Marnie Gilchrist – has been a member for many years and put a lot of energy into the membership chair. She also resigned this year.

Mary Ann Sommer and Pat Cochrane both resigned this year.

The committee have recruited Ron Blanchard, Kim Young and Fred Biollo.



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We have renewed our Two year Adopt-a-Highway – this is lead by Patti Wild.

Patti Wild has also volunteered to pick up the recycle waste at the Mailbox Shelter.

Eric Young has headed up the Pine Beetle Campaign – has moved away – he also used to do the recycling from the Mailbox Shelter, and put up and remove the Bear Aware signs.

Drew Eyre was instrumental in organizing the new street lamp at the Firelight walkway and Monashee intersection. He also improved the mailbox notice board.

Stuart met with our MLA Eric Foster several times.

Met with the Silver Star Mountain Stakeholders. Main topics of discussion: Bylaw 1677 (the Administration Tax) (note – this has been reduced by about ½); Illegal Parking; and taxes re: services; Waste Transfer – there continues to be an issue of items left that should not be. This was discussed with M. MacNabb. The person managing the facility should be compensated for removing these items.

10. Business Arising from the Minutes: Bylaw 1677 – Murray Thom commented that this bylaw should be removed NOT reduced. The historical reason for this bylaw is no longer in force, ie the Standing Committee. Mike MacNabb said that he would get the information of how this money has been used since 2008. For almost \$250000, there has been no back up information on what planning that was. **We are looking for that information.**

Question to Mike Randall: Where is that specific information? Murray Thom has heard nothing from Mike MacNabb and has received only part of the answer. Perhaps we need to ask for Access to Information. Mike Randall will take this back to Mike MacNabb. Ted Pleavin commented that he met with Mr. Sewell in June 2011. This tax is historical and no other community is subjected to it. Mike Randall commented that any surplus has to be put into reserve for Silver Star and cannot be spent on any other community. NORD Budget will be reviewed in January with approval in March.

11. Sewer utility – SSPOA has met with Eric Foster on this issue several times. We are asking the government to regulate private sewer utilities. The Government is not interested. They say it will increase costs.

Silver Hawk was out of compliance earlier in 2012. After pressure from the government, it will be in compliance. They do not have tenure at Silver Star. They are required to apply to the government to be here. Nothing has been done to date. Therefore, the government holds the hammer, however, they can't force them to do anything if they are in compliance.

There are two ways to go:

- i) Should SilverHawk sell, we could buy the utility as a community or ask NORD to operate the utility for us. Stuart met with Mike MacNabb. He has asked NORD to give us ball park numbers for NORD to run the facility, assuming the cost to buy is \$3-4 M. He should be able to provide a potential rate in February 2013. Stuart will then send to the email list.



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- ii) Make an offer to SilverHawk as a community. We would need a facility to do this and someone to finance and provide working capital to run the utility.

NORD did circulate for discussion a draft policy for utility acquisition. Their requirements were almost impossible for Silver Star (requiring 75% approval from property owners). The private facility would also have to agree to sell for \$1! And a complete engineering assessment paid for by the utility.

We have asked for this policy to be withdrawn. Normally, 50% is required on a formal survey.

We need all the information on costs.

“Be it resolved that the SSPOA investigate and evaluate public and private options related to the operation of the sewer utility. “

Discussion: We think Silver Hawk is willing to sell.

Murray Thom asked that the Assoc. consider the history of the ownership of the facility. He asked what the cost would be – this is not known until NORD comes back with their numbers. \$500 is set aside to explore the public option. Should NORD say the costs will double with the public option, we will need to look at the private option. We are **SIMPLY** gathering information right now. We may need to call an extraordinary meeting to move ahead. The private option is likely more complicated and we would require legal advice as well. We will look at the PUB LIC option first. We don't have the resources to look at private at this time.

We also have the option of accepting the STATUS QUO.

The discussed resolution: M/S/C

11. Executive nominations and elections – no changes

12. Adjournment 4:59 pm M/S/C

Guests: Russ and Norm from the Firehall

Guests: Mike Randell, Area C Director Alternate for Mike MacNabb

Guest speaker: Ian Grant, Silver Star Mountain Resort