



Silver Star Property Owners Association

AGM Minutes - December 29th, 2013

SSPOA Executive Attendees: Ted Pleavin, Sandy Cook, Kim Young, Cheryl Bolton, Loreen Ruault, Marnie Gilchrist

1. Call meeting to order – 4:15 PM

2. Opening remarks and introductions –Ted welcomed all. Special guests: Mike MacNabb, Area C Rep, Leah Maillot, David Sewell, RDNO CFO, Ian Grant

3. Adoption of minutes from the previous meeting December 27th, 2012 – Sandy read a summary of the minutes

M/S/C

4. Treasurer's report and 2014 Budget – See the website for the report and the 2014 Budget. The major expenditure for 2013 was the Pine Beetle Pouch application. We are not seeing the same level of infestation and have found no infected trees for a few years. We will not be continuing this programme. We did not add the walls to the Mailbox Shelter in 2013 but did some repairs to the Notice Board and the grounds surrounding the shelter.

There should be a surplus of \$3100 in 2014. We did not do a membership drive this year or last which resulted in lower membership receipts.

5. Adoption of the treasurer's report and the 2014 budget M/S/C

6. Executive Nominations – Ted opened the floor for nominations. Non appeared. At this point, he commented that we have presently a good committee. Cheryl Bolton has joined the committee and Loreen Ruault will handle communications through Tidbits.

7. Membership report – Our membership director is not available

8. President's report – Ted Pleavin– see the attached report

Thank you to Patti Wild who has organized and manned the Adopt-a-Hwy program this year again. She has also taken care of the recycling bin at the Mail Box Shelter. We all appreciate these initiatives.

9. Mike MacNabb, Area C Rep – The Admin Fee has been reduced to \$12000. Mike feels that this is the end of the reductions on this point, especially as he feels the time spent on the sewer issues justifies this cost. This was then pushed aside.

Discussion of the Sewer: Mike says that our costs may not be cheaper if RDNO took over the sewer system. There are no guidelines for this utility. Mike personally is not interested in RDNO being the operator. He suggests that we are 'self contained' at this point and that the district running the sewer would require that the rest of the district would be on the hook for costs. Gregg Cancade asked why we would not want that? Mike says that no other district has



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purchased a sewer utility from a private operator. RDNO already owns the water utility. Michael Sherwood asked about the option to pipe sewage to the city and where that is. Mike MacNabb suggested that this is likely a non-starter as the city will not extend their services beyond the boundaries of the city.

The study on the sewer is being completed by Stantec. They have a few outstanding pieces of information to collect.

The biggest issue with Silverhawk right now is the lack of transparency. There is no obligation to follow any billing guidelines.

The Regional District would remove profit margin but would require the build up of a reserve fund. They cannot walk away from the facility.

Ian Grant commented that vacant lots are being sent huge bills. He suggests that comparisons with Big White are not valid.

Scope of Works for the Sewer Study: What is the quality of the pipes coming in, the number, etc? This is mainly a technical study.

Floyd asks that all analysis of the sewer be available to the Association.

The Association members from the floor told Mike MacNabb that we want the study to continue.

Regarding the water quality: The staff is aware of the colour issues. The water is good, it is just the tannins giving it the colour. They are trying to deal with it.

Unification with Vernon - Mike does not know the motivation for unification. He believes this would result in a tax increase. He explains that RDNO is itemized User Pay while municipalities bundle things. The Fire Department is paid on call right now. Vernon is a professional fire dept and there are policing and road issues. He feels Silver Star is working reasonably well. He has suggested that if we want a unification syudy, RDNO will discontinue the Sewer Study. Michael Sherwood suggested that he would like to see the study done so that we know the costs and benefits.

Questions regarding the roads: this is a Provincial responsibility. Michael Sherwood emailed the Premier today.

10. Adjournment 5:26 pm M/S/C

Guest speaker: Ian Grant, Silver Star Mountain Resort