



Silver Star Property Owners Association

AGM Minutes - December 28th, 2014

SSPOA Executive Attendees: Ted Pleavin, Sandy Cook, Kim Young, Sheryl Bolton, Marnie Gilchrist, Ron Blancher, Patti Wild
66 Attendees

1. Call meeting to order – 4:15 PM
2. Opening remarks and introductions – Ted welcomed all. Special guests: Mike MacNabb, Area C Rep, Ken Derpak, Managing Director, Silver Star Mountain Resort
3. Adoption of minutes from the previous meeting December 29th, 2013 – Sandy read a summary of the minutes M/S/C

4. Treasurer's report and 2015 Budget – See the website for the report and the 2015 Budget.

We show a \$752 surplus in the 2015 budget.
Year to date our Balance is \$7035.

5. Adoption of the treasurer's report and the 2015 budget: M/S/C

6. President's Report: Ted – Our current team:
 - Drew Eyre – Vice President
 - Sandy Cook – Secretary
 - Ron Blancher – Treasurer
 - Loreen Ruault – Dir Data Base and News Letter
 - Kim Young – Dir Web Site
 - Sheryl Bolton – Director at large
 - Marnie Gilchrist – Director
 - Patti Wild – Director, Special Events

- Adopt-a-Highway program is keeping Silver Star Rd. litter free from Lupin Rd. to the Resort Boundary. Thanks to Patti Wild for organizing, etc.
- In February, the Silver Star Liaison Group met (RDNO, Resort, RAM, SSPOA) discussing the budgeting and Bill 1877 again. An overview will be posted on the website.
- A successful membership drive was done by Sheryl Bolton. Thanks to her.
- Re-staining the Mailbox Shelter – a great job was completed by Patti Wild and her volunteers.
- The Canada Post Mailboxes are rotting away. Sheryl contacted Canada Post. They sent a representative to review the situation. They felt the boxes were fine and no action was needed. We will need to try again this year. We also need another bank of mailboxes as the existing ones are all subscribed.



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- JPW (the highway contractor) was contacted concerning the condition of Silver Star Rd. and snow clearing. This is an ongoing problem. Eric Foster (MLA) has also been contacted.
- There were two meetings with our MLA, RDNO reps, Resort personal, and the Provincial Execs over Silverhawk Utilities.
- We are happy to hear that Ski Adventure Canada has reached an agreement with and returned to the Resort
- Our website really needs some help. If anyone has any experience, please come forward.

7. Presentation on Thistle Infestation : Heather Cameron – has noticed a great increase of the number of thistles around the Mountain. These plants have no natural controls. They spread by their roots, as well as seeds. They are on the Noxious Weeds List for BC. The roots can spread 15 ft out and 6 feet down. If a root is broken off, the plant can still live 100 days. The seeds can survive for 25 years.

The spread on the Mountain is over any ground that has been disturbed: Christmas Bowl, Attridge Face, Blast Off and around the homes.

THIS NEEDS A CONTROL APPROACH. IF THESE ARE REPETEDLY CHOPPED DOWN AND NOT ALLOWED TO GO TO SEED, THEY WILL EVENTUALLY DIE.

This is the mechanical approach that home owners can use. RDNO can use chemical means.

We will add this to the Agenda for our January meeting.

8. Open Forum: Ken Derpak, MD Silver Star Mountain Resort and Mike MacNabb, DIR Area C, RDNO
- Request from floor for a 'one time' lift access on Alpine Meadows Chair to access the ticket office in the Village. Ken will address.
 - Silver Star Rd. is awful! What can residents do? Ken has written 5 letters and spoken to Eric Foster (MLA). JPW tested the asphalt in the summer and it is apparently in the budget to repave this year from Jackpine to the Resort. Residents can write to the Minister of Highways to support this. Contact information will be posted to the website.
 - Mike MacNabb (Area C Rep) said that Highways is committed to rural roads including Silver Star Rd. and he has asked for improvements.

MOTION: That SSPOA formerly request an upgrade of Silver Star Rd. and note the rating by BCAA and send this to the politicians. M/S/C

- Regarding the Sewer Utility: Meetings have been attended as mentioned by Ted.
 - o The funding to look at the systems integrity is still in place. The consultant is still waiting for the information. There is no onus on Silverhawk to respond as it is a private company and is not regulated.
 - o Talks to move forward are an uphill battle.
 - o SSMR is still involved in an ongoing lawsuit.
 - o MOE is reviewing the current process.
 - o The system was built by the Resort, then sold to Silverhawk, that is owned by Waterworks in Calgary.



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- The increasing requirements by the MOE cause more requests by Silverhawk for users to pay.
 - This is a unique situation: private contractor; no regulation; no transparency.
 - Norm Crerar has led some of the charge in looking for a solution.
 - In requesting regulation from the Province – answer is NO. They will not change the rules when Silver Star is the only problem.
 - At this time, the MOE will not pull the permit to operate as Silverhawk is making an effort to meet the environmental requirements.
 - There has been talk of an alternative plant – what are residents willing to pay?
 - David Sewell, RDNO and Ken Derpak are trying to have face to face meeting with the owner. They have been in communication.
 - The sewer utility basically passes through all costs to users – so the more they spend on legal costs, etc, the more we pay.
- Concerning the increasing cost of Star Gas prices: Ken explained that this utility is regulated by BCUC. Therefore, no price increases can go through without review.
 - Mike Macnabb commented that the Silver Star Administration fee has again been reduced to \$10,704.
6. Executive Nominations – Ted opened the floor for nominations. Non appeared. At this point, he commented that we have presently a good committee
10. Adjournment 5:16 pm. M/S/C



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