



SILVER STAR PROPERTY OWNERS ASSOCIATION

PO BOX 1872, VERNON, B.C. V1N 8Z7

Minutes of the Annual General Meeting held on December 27, 2004

National Altitude Training Center

Silver Star Mountain, BC

1. Meeting called to order at 305pm. Drew Eyre, Ted Pleavin, Marnie Gilchrist, Mike Stanger, Denys Lawrence and Darren Richmond attending.
2. Director's Reports:
 1. President's Report: Drew outlined the issues being dealt with by the executive. These included street lighting, highways, sewer, sprinkler systems, meetings with Silver Star Resorts and the new Official Community Plan (OCP). Drew also discussed membership dues and how they might be used.
 2. Treasurer's Report: Marnie reported a bank balance of \$1416.59 with some additional memberships to deposit
 3. Secretary's Report: Denys gave an overview of the discussions on the issues mentioned by Drew.
 4. Database Report: With Wolfe absent, Drew emphasized the need for accurate email address information.
 5. Parks & Recreation Report: Darren outlined the needs of a potential Silver Star Parks & Recreation Department. He pointed to the potential of accessing Development Cost Charge (DCC) funds to be spent at Silver Star. He outlined the need for a survey on the needs of the community to help in the OCP process. There followed a discussion of the National Altitude Training Center (NATC) and its future; a discussion of Brewer's Pond; and a discussion of the old Tennis Courts and Hockey Rink proposal.
3. Questions from the Floor:
 1. Buffy Moir: Parking issues and the lack of signage on Pinnacles Rd. Drew outlined the communication with Highways Ministry and accepted the need for a letter to be sent to Highways Ministry. There is a growing issue of snow storage within the resort.
 2. Warren Burgess, Pinnacles Hotel: There is a problem on Pinnacles Rd with snow plowing to the pavement edge. Drew to include this in a letter to Highways Ministry.
 3. Bill Hodgins: There is a need for a stop sign at the Monashee Rd and Adventure Park intersection. Drew also mentioned the need for a streetlight at this location.
 4. Gregg Cancade: Questioned the Governance Study and what impact the SSPOA would have on the process. Drew pointed out the SSPOA had been contacted and met with the consultants. He also outlined the process for the study.
 5. Murray Thom: Pointed out the looming public parking issue as it relates to OCP article #8.
 6. Nancy Crerar: Raised the issue of signage and how they block the view of drivers in the resort. Specifically, at the intersection of Silver Star Rd and Monashee Rd.
 7. Lack of Speed Limit Signs on the Knoll: There are no signs in the Resort
 8. Percentage of Homeowners who have joined the SSPOA: Drew estimated 30-40%
 9. Mike Lindsay: The need to prioritize the issues an agenda for 2005. Drew outlined the ongoing discussions with Silver Star Resorts, North Okanagan Regional District and the Highways Ministry.
4. Representations from the Resort:
 1. Michael Sherwood, General Manager: Outlined the changes and improvements made by the resort during the summer. The Yellow Chair was removed rather than undergo a \$200,000 upgrade. Seven additional chairs were added to the Comet Express and twelve to the Powder Gulch. A new race center has been added to Big Dipper. The Terrain Park has been expanded. The air site in Christmas Bowl has been reworked. A new \$450,000 winch cat has been added to the grooming fleet. Six and a half kilometers of Cross-country trails have been added along with a new warming hut on the Sidewinder trail.
 2. Robin Baycroft, Sales Manager: Outlined the areas where marketing was concentrated including Australia, Britain and Germany.
 3. Questions from the Floor:
 - i. Mike Stanger asked for Nordic Marketing to be increased
 - ii. Mike Lindsay asked why passes needed to be scanned every time. Michael Sherwood responded by outlining the need to prevent fraud, monitor usage levels and the need for safety and locating lost skiers.
 - iii. Peter Carter asked about the Nordic plans for Silver Star and how the resort planned to work with Sovereign Lake. Michael Sherwood responded the shuttle was Sovereign's issue; the dual pass hinged on adequate insurance, signage and patrol at Sovereign; the Gold Mountain trail crosses freehold land in the Ridge development which prevents Silver Star's grooming machines from operating there.
5. Nominations & Elections: With Mike Stanger stepping down from the executive, Drew called for new membership to step forward. Norm Crerar and Eric Young volunteered.
6. Motion to Adjourn: Moved by Drew, seconded by Murray Thom, that the meeting be adjourned at 404pm. Motion passed.