

**SILVER STAR PROPERTY OWNERS ASSOCIATION
ANNUAL GENERAL MEETING MINUTES
DECEMBER 30, 2007**

The meeting was called to order at 4:15 PM at the National Altitude Training Centre at Silver Star Mountain, B.C.

The president introduced the board members that were present: Ted Pleavin, Stuart Moir, Sandy Cook, Drew Eyre, Wolfe Schoenne, Eric Young, Tamara Cinnamon, and Marnie Gilchrist. Absent was Barb Cooper.

A total of 64 members were present including 8 board members.

Agenda

The president went over the agenda and noted that Mr. Ian Grant, CEO of Silver Star Ski Resort, was in attendance and would be speaking at the conclusion of the Annual General Meeting.

Minutes

The minutes of the previous Annual General Meeting held on December 16, 2006 were read and one error was noted, the name Wayne Burgess noted in the minutes should be changed to Warren Burgess.

A motion was made by Warren Burgess, seconded by Stew Wallach, to adopt the amended minutes. The motion was carried.

Treasurer's Report

The treasurer presented the income and expense statement for 2007 and noted that total income was \$2,328.19 and total expenses were \$4,422.13. There was a deficit of \$2,093.94 which was covered by cash and investments. The reason for the over expenditure was due to the purchase of mountain pine beetle repellent pouches which were placed in healthy pine trees on residential properties to help combat the spread of the beetle.

The total assets, consisting of cash and investments were \$2,567.43 and the total liabilities were \$170.00, leaving \$2,397.43 as the net assets.

The budget for 2008 was presented showing total income of \$4,810.00 and total expenses of \$4,885.00. It was noted that it would take a number of years to combat the mountain pine beetle and the repellent pouches need to be purchased annually since their effectiveness only lasts for the growing season.

A motion was made by Mike Stanger, seconded by Martin George to adopt the financial statements for 2007 and the budget for 2008. The motion was carried.

Database Report:

It was reported that there were 729 registered properties on Silver Star Mountain, the majority of which (80%) were owned by B.C. and Canadian residents. Of the 729 properties, 354 were members of the Silver Star Property Owners Association (SSPOA).

One member asked how many residents lived full time on the mountain and was told that it was approximately 75.

Parks and Recreation Report:

The National Altitude Training Centre (NATC) and Brewers Pond identified in the Official Community Plan (OCP) as potential park assets were discussed. The NATC is owned by a non profit society and is currently leased to Silver Star Ski Resort under a long term lease. The facility is expensive to operate and needs ongoing maintenance. Brewers Pond is protected by riparian legislation. Due to the fact that Brewers Pond is protected and that the NATC would be expensive to operate no action has been taken to include them in a parks function.

Under the OCP all Development Cost Charges (DCC's) go to the North Okanagan valley. None of the DCC's are retained for Silver Star Mountain.

There are two options available to the residents, one of which is to create a separate parks board. This would be a very expensive option and is not recommended. The second and preferred option is to cooperatively discuss potential sites with Silver Star Mountain Ski Resort and have the land purchased by Greater Vernon Parks.

2007 Accomplishments:

The president mentioned some of the more noteworthy accomplishments for 2007 which included increasing the membership by 40% over 2006, no declassification of Short and Main Streets in the village, regular meetings with Tom Christensen, MLA, and with the local Minister of Highways branch to discuss issues, posting of Bear Aware signs, repairs to laneway signs and posts, combating the mountain pine beetle and participating in planning the extension of the transit system to Silver Star Mountain.

Potential changes to the role and operation of the Governance Committee by the North Okanagan Regional District (NORD) was discussed. The members of the Committee are actively resisting any change.

2008 Objectives:

The president discussed some of the major objectives for 2008 which will include working on regulating the sewer utility, maintaining good relationships with both the Minister of Highways and Silver Star Ski Resort, combating the mountain pine beetle, planning for a community notice board, looking at alternative governance models and talking to the RCMP about their community programs.

Questions and Answers:

Mike Stanger complimented the work of the SSPOA and commented that the re-alignment of the Silver Queen chair resulted in the new ski runs interfering with cross country trails. This brings into conflict alpine skiers and cross country skiers which is a problem.

Mike also asked for more information about a study of the cabin colony and was told that NORD was engaging a consultant to provide a report on changing the land use density. Any change to the OCP or to existing zoning would have to go through the public hearing process.

Another member suggested that stickers for names be made up and placed on helmets or poles so that property owners could be identified on the ski hill.

A couple of members concerned about parking on roads, especially Pinnacles Road on New Years Eve, asked about ticketing and towing. They were told that only Minister of Highways, Argo Road Maintenance and the RCMP can issue tickets and have vehicles towed. The new no parking signs put up last season have helped reduce the problem plus the Silver Star Fire Department is now placing notices on vehicles asking them to move which seems to work effectively.

One member asked about the status of the current water supply for Silver Star Mountain. The history and current status of the new reservoir was discussed plus the de-rating system used to determine dependable water well production which basically is 50% of flow. The use of reclaimed water was also mentioned as a source for snow making since the sewer utility is treating waste water to a high standard.

A member asked if a link to the hydrological reports could be placed on the SSPOA website.

One member asked if something could be done to help clean up garbage like providing doggie bags and waste receptacles.

Another member pointed out that the banks around the entrance to E lot were high, visibility was poor and it was very difficult to see pedestrians.

A member commented that summer grooming on the ski runs needs to be improved.

Another member complimented the work of the SSPOA.

Nominations and election:

No nominations were received. The current board will continue.

Adjournment

A motion was made by Jason Esau, seconded by Brian Burke to adjourn the meeting. The motion was carried and the meeting ended at 5:30 PM