



Minutes – Council Meeting

March 20, 2017

The council meeting convened at 4:05 pm, at the home of Loreen Ruault, with the following members present:

Ron Blancher
Sheryl Bolton
Mike Waberski
Cathy Clark (via Phone)

Denys Lawrence
Sandy Cook
Loreen Ruault (recording)

Apologies from:

Scott Ross
Cate Cookson

AGENDA – the agenda was approved with one addition.

MINUTES - moved, seconded and adopted.

DELEGATIONS & PRESENTATIONS – There were none.

DIRECTOR'S REPORTS:

- (a) FINANCIALS** - The bank account and payable information was presented by the Treasurer, Sheryl Bolton. The filing has been completed as per the Societies Act, and the fee will be paid. Other expenses were discussed and approved. There were some homeowners who live in stratas but paid their individual membership. The treasurer will issue refunds to them.

MOTION – to accept the financial report as presented. Approved unanimously.
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- (b) MEMBERSHIP ENGAGEMENT COMMITTEE** – Loreen reported that two newsletters have been sent out via MailChimp in the last week. All homeowners registered on the SSPOA website (117) prior to the newsletter being sent are now in the MailChimp database, and will be updated on a regular basis. There are currently about 300 names in the MailChimp data base. There has been a March 31st deadline for changing a section of the website over, restricting it to paid up

members only. Mike and Loreen will work together to ensure the transition is smooth and to encourage as many people as possible to register and pay their dues.

- a. Loreen and Mike met with Guy Morazain regarding the website and to explore the potential of Guy helping with our website and newsletters.

MOTION: that Guy Morazain be invited to sit on the Membership Engagement Committee. Approved unanimously.
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- b. Mike spoke with Kathy Broderick regarding the committee and Kathy expressed that her regrets regarding the time commitment and asked that she be removed from the Member Engagement Committee.
- c. Mike and Loreen are making a concerted effort to bring in all the strata corporations. It was noted that the Silver Views has now sent in their cheque, and we are waiting to hear back from the councils on several other stratas.

(c) UTILITIES COMMISSION COMMITTEE – As reported at last month's meeting, we are now waiting for the results of all the submissions regarding StarGas. It is expected that we will hear something by mid-May.

- a. The committee would like to turn their attention to the other utility on the mountain – Silverhawk Utilities. Silverhawk Utilities is privately owned, and provides sewer services. Currently, utility companies providing sewer services do not fall under the auspices of the Utilities Commission of B. C., and the committee would like to explore ways to ensure accountability and transparency.

MOTION: that the committee be directed to explore all potential avenues to ensure homeowners are getting the best service, for a fair dollar, and that all transactions are transparent. Approved unanimously.

(d) SSMR REPORT – Ron submitted a quick update from SSMR. It was reported that following the major power outage on February 4th, there was an incident review and SSMR has now made up 22 emergency kits that include lighting, and these will be placed at hotel front desks, restaurants, and main village service points.

Spring Break is a busy time on the mountain, and residents and guests are urged to check the online calendar of events. Everyone is reminded that the final day of the season is April 9th.

SSMR will be doing a final roll-out of the Master Plan in June – this will coincide with celebrating the Bike Park opening.

(e) SSMR REVIEW COMMITTEE – (Task Force) Denys reported that Ross Foden has stepped aside, and in the interim Gordon Baughen will head the committee. Three new members have joined the committee – Floyd Gradley, a homeowner in Alpine Meadows, Julie Sherborne, a homeowner in The Ridge, and Tim Dekker, a homeowner in the Snowbird.

The committee has been working on refining the Bylaws, and it is anticipated that a newsletter will be sent out in the coming week. As well, there will be another Open House held on April 8th from 3:30 pm to 5:00 pm where homeowners will be able to engage with the committee.

There was discussion regarding the position of the SSPOA relative to the proposed Resort Association. Up to this point, the SSPOA has adopted a neutral position on the subject, and has been committed to facilitating community discussion on the proposal. It has become clear that there are divisions, and often these are based on a lack of information, on incorrect information, or a misunderstanding of the facts. While remaining neutral, the SSPOA sees its' role expanding to ensure the issues that are important to homeowners are addressed, and that all information is disseminated, giving confidence to homeowners in making their decisions.

MOTION: Whereas the SSPOA represents both RAM and non-RAM members and to facilitate discussion that pits one against the other is not in the association's interests or in the long term interests of the Silver Star community. The SSPOA will become engaged in questioning and assessing the proposal with the view of what is best for all the owners of property at Silver Star. To that end, ensuring that:

The information being presented is complete and addresses the issue at hand

The proposed financial assessments are equitable and fair

The proposed operating budget is value for money

The proposed governance structure is reflective of the community needs

Approved unanimously.

(f) NEIGHBORHOOD WATCH – Scott has been away, and there is no report on the program at this time. It is hoped that we will be able to garner support for the program by co-ordinating with the attendees at the FireSmart presentation later this week.

(g) COMPOSTING PROGRAM - The Liaison Committee took the issue to their meeting with the RDNO (see below). The Liaison Group was advised that the RDNO Solid Waste department is investigating options for organics collection at Silver Star with Spa Hills Composting. It was noted it would need to be a collaborative effort (RDNO/Silver Star Community) with the lead coming from the RDNO and Spa Hills. Discussion took place regarding the impact on garbage costs if organics recycling was implemented.

ACTION ITEM – Sandy will contact Nicole with the RDNO to ensure they continue to progress on the initiative, and to ensure the program will be in place by the beginning of the next winter season at the latest.

MATTERS ARISING:

- (a) SILVER STAR STAKEHOLDERS LIAISON GROUP MEETING REPORT** – Sandy submitted the minutes of the meeting that was held on February 27th. In attendance were representatives of the RDNO, Silver Star Mountain Resort, the SSPOA, and a representative from the Non-Resort Business Community. The Stakeholders Liaison Group meets annually to discuss mutual concerns. Of particular note is that the matter of a \$10,000 fee that was being expensed by the RDNO for their attendance at meetings, etc. Mike McNabb has since agreed that this fee will be repealed in their 2018 budget.
- (b) FIRESMART** – The community meeting will be held tomorrow night, and members of the SSPOA will be on hand to help with welcoming people and registering them if necessary.
- (c) EMERGENCY SERVICES** – A notice to homeowners regarding volunteering was part of the last newsletter.
- (d) GOVERNANCE – Area C Representation** – The SSPOA received a letter from a homeowner regarding Area C representation bringing up several issues.

ACTION ITEM – Sandy will respond to the homeowner with a letter explaining the position of the SSPOA and the steps that will be explored.
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ACTION ITEM – Cathy will contact our MLA, Eric Foster and Greg Kylo who is the MLA for the Shuswap as well as a homeowner at Silver Star, to set a meeting to discuss the current governance as well as options for the future.
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- (e) Homeowner Census** – The SSPOA received a letter from a homeowner asking if we were interested in conducting a census of homeowners to discover how many permanent residents there are. There was discussion about how this could wrap into another project that is being planned.

ACTION ITEM – Loreen will respond to the homeowner and coordinate with the Member Engagement Committee.
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TERMINATION – The meeting was terminated at 5:35pm. The next meeting is slated for 4:00 pm, May 9th at the home of Mike Waberski.