

Community of Sun Rivers Owner Association

Annual General Meeting

5 December 2017

Minutes (draft until approved at 2018 AGM)

Present:

Rick Siemens, CSROA President and Sillaro representative
Trisha Watkinson, CSROA Director
Wayne Vollrath, CSROA Director and Mariposa
Bruce Mitchell, CSROA Director and Golf Ridge
Judy Fowles, Sagewood
Parm Armstrong, Trillium
Eleanor Spain, Rosewood
Lenore Mallais, 9th Green
John Patton, Canyon Ridge
Deb Janowsky, Ironwood
Norm Hallgren, Stoneridge
Rick Perszon, Irongate
Rick Totten, The Pointe
Karl Schable, Navarro
Sandy Cooper, Alamar
Kathleen Owen, Paloma
Gary Ireland, Visao
Vic Bifano, Belmonte
Tony Daburger, Rio Vista

1. Call to order: 5:45
2. Quorum met: 17 members present
3. Adoption of AGM rules: move Bruce Mitchell – passed
4. Adoption of agenda: move Parm Armstrong – passed
5. Viki Bentley made a presentation for the CiB\legacy program. The committee is proposing for 2018:
 - a. Move the Memorial Garden to a more visible area, above the 18th green by the bench and memorial tree installed by the Gillis family.
 - b. Modify stop signage to dual languages.
 - c. Continue competition in Communities in Bloom. Have competed at the international level since 2014: need to step up to compete vs international competition. Working to create legacy programs.
 - d. If competing again, fund will be used in part for convention participation.
6. Approval of 2016 minutes: moved Wayne Vollrath – passed
7. Financial statement report: moved Debbie Janowsky – passed
 - a. CiB costs are in community events
 - b. Expect to be ahead of budget by the end of the year.
 - c. Expected cash surplus of \$75,000
8. Development update:
 - a. Golf Course and Hoodoos have been sold – sale will complete mid-December. Restaurant will be closed over the holidays.

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- b. Belmonte is moving ahead rapidly. Of new units to come all but 5 are sold/reserved. Expect to complete before end of 2018.
- c. Rio Vista is new adult development of 58 lots. 7 homes are underway including show home to open in the spring.
- d. Sun Rivers is looking at single family and townhome developments to move ahead next year.
- e. Potential village centre developer is working on due diligence and preliminary drawings. NAI (realtors) have seen interest from other potential developers as well. The VC is designated as multi-family, hotel, commercial but SR has control over the development plan. To change permitted uses Sun Rivers would need to agree to the new plan and then present to the TtS Chief and Council who would have to agree to the modification. The standard of the Village Centre development holds a high value to the Community. It is not in Sun Rivers best interests to sell to whomever comes along with cash and a quick, cheap project.

Other Reports – questions & discussion:

- a. Traffic Committee: is there a better speed so that the limits are respected? 30 was set considering the desired speed within the community and the width of the roads. Narrower roads reduce parking on street and reduce speed. The RCMP feedback has been that within Sun Rivers the best way to manage speed is speed humps. Request for speed bump in Talasa in front of the 3 buildings. The committee will look at speed bump locations with consideration for preliminary bus route. Considering a moveable speed feedback sign to have within the community. This is included in the budget for consideration. With speed sign monitoring license plates can be forwarded along with high, low, and average speeds at location to the RCMP.
 - b. Rate Review Committee: Consultant has new rate models from Corix and once reviewed a report will be compiled and forwarded to the Neighborhood presidents. Part of the review process is analyzing costs and comparing to smaller municipalities. The current year budget includes half of the cost to hire the consultant to review the rates. The process is transparent and the consultant is well qualified from years with BCUC. If BCUC receives enough complaints they will look at regulating the nonregulated utilities which may result in higher rates due to regulatory requirements.
 - c. Tax Committee: Roundabout is still being worked by Ministry of Transportation, TteS, Federal Government, Sun Rivers, ICBC. TteS is looking for compensation for land that they must give up- to allow the roundabout to move forward. Tax committee met with MLA Peter Milobar re: finding the funding and moving this project forward. RCMP building possibly moving: lease is expiring with the building available for rent. Their presence is important to community and a survey had been previously been sent out requesting feedback.
9. Operating Budget 2018:
- a. Events: leave as planned and see what 2018 brings. Encourage residents to submit their ideas and interests. Need volunteers to help organize.
 - b. Community garden: maintain it, is a benefit to the community overall.

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Gate is an idea to improve compost and security of the garden – BC Hydro approval required as they hold right of ways over the area.

Garden is supplemented by the CSROA members, but can user fees cover the operating costs? With an increase in rates will not see utilization and use.

- c. Community legacy projects: CiB Committee has done a great job but the CiB participation may have run its course. Want to respect the hard work of the committee by putting the energy and funding to use on projects that impact the community, with money spent on items like trail networks, memorial gardens instead of CiB participation. Would like to see some involvement or participation in the arts – unsure what that looks like. Can reconsider CiB at a future date. Provides a theme throughout the community, recognize efforts within the community. Part of culture at Sun Rivers may have had an arts community, arts legacy, community spirited events. Sun Rivers is an active lifestyle community. We should look at building on that lifestyle. Look at using the funding for items that make the community better, beyond what CiB can offer. Include activities that promote the betterment of the community. Keep funds in abeyance at this time. Seek RFP for projects and/or activities.
- d. Communications: New website under construction. Will include ad space at a charge. Does this include businesses outside of Sun Rivers? Communications committee to review, set rates and determine who is eligible to advertise.
- e. Landscape maintenance: All common property outside of specific communities outside of what Corix maintains. Concern about the water use of the hanging baskets – in the guidelines each homeowner is responsible for providing water on a separate zone to water the basket in front of their home/building. Should request quotes for maintenance in future.
- f. Meetings: AGM dinner, committee meetings for meeting space.
- g. Dogi pots & dispensers: separated from trail maintenance budget for clarity.
- h. Traffic and safety calming: Capital projects include speed reader sign, perhaps speed hump at Talasa. These would come from Capital Project reserve.
- i. Fees are the same and have remained so for many years. Look at costs savings where possible and looking at the budget in detail. Suggested that additional meetings of members be held during the year, and additional reporting. Budget belongs to the community, not the developers.
- j. Suggested that if we want to take a close look at cost savings and detailed budget then a sub-committee should be formed to review each budget line. If services remain the same then the fees are reasonable and we cannot debate line by line. A Finance Committee will be formed. Request for a member to approach residents in their neighbourhoods to volunteer for the finance committee.
- k. Capital project reserve: Suggesting that \$50K be moved from general funds into a capital reserve. Spending from this reserve to be approved at AGM or extraordinary meeting.
- l. Currently looking at: speed sign (13k), trail maintenance, new trail above Sillaro.

Motion to approve budget: Eleanor Spain – Passed

Motion: Do not continue CiB participation, Judy Fowles - moved: - passed

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Motion: Create Capital Projects reserve by transfer of \$50,000 from general funds. Move CiB \$10,000 to Capital Projects. Moved, Deb Janowsky – passed

Motion: Approve \$13,000 for speed reader. Put to Traffic and Safety Committee to determine final expenditure. Moved, Deb Janowsky- passed

10. Appointment of directors: Rick Siemens, Trisha Watkinson, Wayne Vollrath, Bruce Mitchell

11. New Business:

- a. Parking enforcement and guideline enforcement: do we want to go back to having staff looking for issue? Feeling that adherence to Guidelines starting to slide in the community. How far are we willing to allow it to slide? A complaint based approach system means that people need to report the complaints that are bothering them; a 3rd party system allows you to not complain about the issues. Would like to see more visible presence about standards within Sun Rivers. Must vigorously enforce the guidelines to keep the property values.

Policy for Parking issues, 1st warning, 48 hrs. after 2nd warning, 3rd warning = towed.

We have included in budget part-time staff member to go through the neighborhoods to check parking and general Guideline conformity. General agreement that we enforce more diligently.

- b. Event sign posting: refer to communications committee for policy on posting of signs throughout the community
- c. Special Resolution: Amendment of Constitution and Bylaws. See Briefing Note.

Moved, Gary Ireland: passed

12. Motion to Adjourn: Bruce Mitchell. 9:19 pm

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Special Resolution – Amendment to Constitution and Bylaws

Background:

In 2016, the BC Government enacted major revisions to the Society Act. In addition to changes to the Act affecting how Societies function, there is a requirement for each existing Society to transition to the new Act by November of 2018. This requires re-filing of the Association's Constitution and Bylaws.

Prior to transitioning, some amendments to the current Bylaws are required to conform to the new Act. In addition, the new Act allows for some changes to the Bylaws which may be beneficial for your Association. To amend the Bylaws, a Special Resolution is required to be voted on at the upcoming Annual General Meeting. To pass, a vote of $\frac{3}{4}$ in favour from the voting members present in person or proxy is required.

Below is an outline of the proposed amendments to the Bylaws, followed by the Resolution that will be introduced for vote at the AGM. A summary from the BC Government comparing provisions of the old and new Act is included for your information.

Proposed Amendments

1. The Constitution of the Association will be amended to state the Association is a member-funded society. This is permitted under the new Act where no funds are received from outside sources, which is the case with your Association. This reduces reporting requirements and permits fewer directors. It also permits distribution of the assets of the Association to the members on dissolution of the Association.
2. Add to the Constitution as a purpose for the Association to accept assignment of the Head Lease upon completion of the development. Each Neighborhood's Constitution was amended to add such a purpose for its neighborhood Lease, however the Constitution for CSROA was not amended to add this purpose.
3. The new Act reduces the requirement for a Special Resolution to be approved by $\frac{3}{4}$ of the voting members to $\frac{2}{3}$ of the voting members. We believe the intention was to allow a more reasonable threshold for votes. The bylaws can state a higher threshold if desired.
4. The Act now only requires 14 days notice of a general meeting. For consistency and ease of conducting meetings on shorter notice than the current requirement of 30 days, we are suggesting the Bylaw requirement be reduced to 14 days.
5. The Act now requires an AGM every calendar year, eliminating the maximum period between AGM's of 15 months, with an AGM taking place within each calendar year. The Bylaws will be amended to be consistent with the Act (this is a required amendment).
6. We are suggesting the removal of the current limit of a director's term to five years. With few volunteers to be directors, it may be more practical to allow persons to continue being directors as long as they feel so inclined. Elections are still held each year so they can always be replaced by vote of the members.

Most of the amendments above are not required and are subject to approval of the Special Resolution by vote at the AGM. There will be the ability for discussion of the Special Resolution once introduced at the meeting, prior to a vote.

SPECIAL RESOLUTION

BE IT RESOLVED:

1. The Constitution be amended to add to the Constitution of the Society:

This society is a member-funded society. It is funded primarily by its members to carry on activities for the benefit of its members. On its liquidation or dissolution, this society may distribute its money and other property to its members.

2. To add to the Constitution under paragraph 2, The purposes of the society, the following as paragraph (d):

Accept an assignment of, assume and hold (as tenant) the Lease from the Lessor for the community lands within the Sun Rivers Community on Kamloops Reserve No. 1 near Kamloops, British Columbia and to exercise and enforce its rights, and observe and perform its obligations under the Lease.

3. The Bylaws be amended as follows:

- a. Paragraph 1.1(t) be deleted in its entirety and replace with ""2/3" vote means a vote in favour of a resolution by at least 2/3 of the votes cast by Voting Members who are present in person or by proxy at the time the vote is taken and who have not abstained from voting;"
- b. Amend paragraph 4.3, Notice of General Meetings, to delete the words "30 days" and replace them with "14 days".
- c. Paragraph 4.5, Annual General Meeting, to be deleted in its entirety and replaced with "An annual general meeting will be held at least once in every calendar year."
- d. Delete paragraph 6.10, Maximum Term, in its entirety.

Dated: December 5, 2017