

Community of Sun Rivers Owners Association

Annual General Meeting

December 6, 2018

Minutes (draft until approved at 2019 AGM)

Present:

Rick Siemens, CSROA President and Sillaro representative
Wayne Vollrath, CSROA Director and Mariposa
Sandy Cooper, Alamar
Bill Amy, Big Horn
Brian Dunn, Golf Ridge
Deb Janowsky, Ironwood
Katina O'Neil, Paloma
Elaine Spain, Rosewood
Doug Howard, Stoneridge
Gary Ireland, Visao

Sylvie Bouchard, CSROA Director
Lenore Mallais, 9th Green
Marlie Beets, Belmonte
Betty Manuel, Fairways
Gary Sallaway, Irongate
Karl Schable, Navarro
Martin Daburger, Rio Vista
Sue Perry, Sagewood
Parm Armstrong, Trillium

Regrets:

Sheryl Corrigan-Snyder, Canyon Ridge

Gary Innis, The Pointe

1. Call to order: 5:40 pm
2. Quorum met: 19 members present
3. Adoption of AGM rules: moved by Deb Janowsky – Approved
4. Adoption of agenda: moved by Lenore Mallais – Approved
5. Approval of 2017 minutes: moved by Deb Janowsky – Approved
6. Financial statement report: moved by Karl Schable – Approved
 - i. Wayne Vollrath reported he reviewed financial statements quarterly and agrees that everything is in order and that nothing is cause for concern
 - ii. Revenue under budget due to fewer lots Rio Vista lots being serviced and ready for sale than originally projected, and delay in completion of Sillaro phase 2.
 - iii. Question as to why irrigation water expense is so low. CSROA only pays for water for community landscaped areas. This does not include the boulevards, which are the responsibility of Corix. Irrigation water will be calculated and billed at the end of the year since most community areas are not separately metered.
7. Reports
 - i. Development update:
 - a. New development of 15 to 18 townhomes behind the water feature at the entrance. Looking at spring 2019 construction start. Sun Rivers is currently working with engineers on soil testing.
 - b. KiB plans to construct entrance roundabout in 2019.
 - c. Sillaro has 6 lots remaining, with 3 left in The Pointe. Sun Rivers planning new single-family lots for 2019 servicing.
 - d. Working with a developer on the Village Centre. Hoping to sign off on terms shortly with construction start in spring 2019.

- e. Corix has completed installation of the secondary power feed and is currently working to tie in the second feed to the main Sun Rivers feed. This will prevent complete power outage in the future if one feed is down.
 - f. A speed reader board has been purchased as approved at last year's AGM. First installation will be by Sagewood. It will be set in "dark mode" to start with to just collect speed data, before switching to flashing speeds to drivers. The reader will be moved around to different locations within Sun Rivers where speeding is an issue. The data collected will be shared with the RCMP. With winter now here, will likely not install the reader until spring.
- ii. Community Events:
 - Report provided and attached to these minutes.
 - iii. Community Garden:
 - Report provided and attached to these minutes.
 - Issues dealing with compost. Being used by contractors and non-Sun Rivers residents.
 - Funds allocated in proposed budget to better deal with cleanup of compost.
 - iv. Taxation and Local Agreement:
 - Report provided and attached to these minutes.
 - v. Utility Rate Review:
 - Report provided and attached to these minutes.
 - Question on whether Corix would retroactively reduce rates for 2018 if result of final review shows rates should be lower. Feeling is that no retroactive adjustment would be made, however future rates should be lower for extended period if proven that 2018 increase was overstated.
 - vi. Traffic & Safety:
 - Reports provided and attached to these minutes.
8. Operating Budget 2019:
- i. Proposed budget reduces monthly fee to \$23.00, currently \$25.00.
 - ii. Review of each line item was done, comparing to historic and actual requirements.
 - iii. New costs include:
 - a. Funds to provide additional cleanup of compost site.
 - b. New part-time position to inspect for guideline infractions, reporting to Guideline Committee.
 - c. \$7,500 additional contribution to contingency reserve.
 - d. Budget includes the transfer of \$60,000 to Capital Fund.
 - iv. Discussion on pros and cons of reducing monthly fee. Concern raised regarding the continued addition of funds to the bank account.

Motion to approve budget as presented with reduction in monthly fees to \$23:
Rick Siemens – Approved

9. New Business:

- a. Proposal that CSROA invest in Big Horn Golf & Country Club.
- Funds would come from the Capital Fund.
 - Bill Amy proposed a Corporate share. Provided comments on Association's investment and willingness to provide land for Community to use to construct a playground. Bill then left the meeting while the proposal was discussed.

Motion to form a committee to investigate the purchase of shares into Big Horn Golf and Country Club, reporting back to the Board:

Parm Armstrong – Approved

Committee members: Parm Armstrong – Trillium
Deb Janowsky – Ironwood
Wayne Volrath – Mariposa
Marlie Beets – Belmonte
Doug Howard - Stoneridge

The committee will meet and report by mid-February 2019.

- b. Security Camera at Entrance
- Discussion of benefits to be able to monitor traffic in and out when crimes occur.
- Motion: to refer possible investment into a security camera to the Traffic and Safety Committee: Rick Siemens- Approved

- c. Committee Volunteers: Committees are under staffed at the moment.
- New Committees proposed
 - Community Garden Committee: purpose to monitor, set rules and propose budget items pertaining to use of the community garden and compost site.
 - Guideline/Landscape Committee: purpose to review identified guideline issues, other than parking, and recommend action to the Board.
 - Capital Improvement Committee: purpose to review applications for projects to be funded from the Capital Fund and provide recommendations to the Board.
 - Proposal that each Neighborhood Association encourage one member of their board to volunteer to sit on one committee and also that directors of each neighborhood encourage residents within their neighborhood to volunteer for committees.

Motion to adopt the new Committees as set out and encourage participation in them:

Parm Armstrong – Approved

- d. Director and Committee stipend:
- A proposal was made to offer stipend to directors and committee members to encourage participation.
- Motion: Rick Siemens, Defeated.

- e. Emergency Planning:
- Letter received from Larry Webster, circulated prior to the meeting.
 - KIB led a review a couple of years ago to review and develop an emergency response plan involving all stakeholders. Seems to have stalled with no further action.
 - An emergency plan is needed, to be communicated with residents and posted on website.
 - Current response including emails and phone messaging is effective.

Motion: to request the Traffic and Safety Committee to communicate with KIB to develop coordinated emergency response plan, to be presented to the Board, and following approval to be communicated to all residents: Rick Siemens – Approved

f. Bus bench for Village Centre:

Motion: To request the Communications Committee to review the costs of a bench or a covered structure for the bus stop on Sun Rivers Dr. at Talasa Way and make recommendations to the Board. Costs, if approved by the Board, would come from the Capital Fund: Parm Armstrong – Approved.

10. Appointment of Directors:

- a. Developer – Rick Siemens, Sylvie Bouchard
- b. Community - Wayne Vollrath, Doug Howard and Sue Perry.

Adjournment: 8:38 pm



COMMUNITY OF SUN RIVERS OWNER ASSOCIATION

1 Sun Rivers Drive, Kamloops, BC V2H 1R4 • 250.828.9989 • sunrivers.com

2018 Community Events Report

2017 Children's Christmas Social

Held on December 9, 2017. This event was supported by a few resident volunteers. A number of children and grandchildren of residents attended, and fun was had by all. Feedback was very positive.

For 2018, this event has been cancelled due to unavailability of space.

2017 Residents Social

Held December 10, 2017. Over 300 residents attended the annual event. Very well received. 41 Christmas hampers were assembled by volunteers following the event, with many donations of toys and cash. Thanks to Corix for donating the hamper totes, and to Safeway for doing the shopping and packaging the food items. The Kamloops Indian Band and members were very appreciative of the Community's support. In addition, excess toys donated were delivered to the United Way in support of their Christmas programs.

The 2018 Social is scheduled for December 9.

Garage Sale

Held June 2. Residents reported good turnout for the annual garage sale, with homes throughout Sun Rivers participating.

Food Bank Drive

Held August 15. Over 2,000 lbs. of food was donated by residents, plus \$575.00 of monetary donations. The food bank valued the food donated at \$5,380 and expressed their gratitude to the residents of Sun Rivers.

Community Fair

Held September 9. Attended by over 300 residents, friends and family. A few new bouncy stations this year. All in attendance expressed how much fun was had.

We thank all volunteers whose assistance made most of the events possible and successful. Many of these volunteers participated in more than one event.

A volunteer thank you social is planned for February for all 2018 event volunteers.



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2018 Community Garden Report

The 2018 season was very successful. 43 gardeners made use of the 55 plots available by growing produce for their own use as well as some 12 unassigned plots being grown and maintained for charitable agencies such as The Food Bank and The Mustard Seed New Life Community.

A special appreciation goes out too all the plot holders who grew and donated produce for local charities.

This year a drip irrigation system was undertaken as a pilot project as this system is much more effective than the existing head spraying system. Water goes into the ground not lost as drift when the wind blows. Due the success of this project funds should be allocated to continue conversion in 2019.

Also, funds should be identified for plot box board replacement and more frequent stockpiling and removal of the green waste outside the main entranceway to the garden. The board replacement could be undertaken by volunteers.

Another goal is to provide raised plots that would ensure plots are available for users with mobility issues.

This year's season was successful due to commitment from users in maintaining their plots regularly and by cleaning up at year end.

Submitted by Dave Hilton,
Volunteer coordinator
November 5, 2018



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2018 Taxation and Local Agreements Committee Report

This has been a difficult year for the Committee. Firstly, Rick Totten was killed in a motorcycle accident and more recently Ernie Kurtz moved to the City of Langley. Both individuals will be missed.

The Committee continues to work on the following issues:

1. Transit

Transit service is operational. To date we have not received any reports on the ridership nor on the costs. I expect this will come in 2019.

Action

The Committee will meet with TIB staff to determine how the service costs will be allocated and where the funding will come from.

2. Corix Service

The Committee continues to monitor the service levels and cost effectiveness of Corix. Our goal is to ensure that we receive value for our tax dollar.

Action

To meet with Corix and review their 2019 service plan as well as expenditure levels.

3. Fire Service

The TIB contracts with the City of Kamloops to provide fire services to the reserve. The following two issues are being reviewed:

- a. The city of Kamloops per property charge
- b. How the TIB apportions the fire costs.

To date, the TIB has not been forthcoming with information.

Action

The Committee will review City of Kamloops documents to determine their charges and will continue to question TIB staff on how the fire costs are allocated.

4. Additional Home Owner Grant

Unlike the City of Kamloops property owners, Sun Rivers property owners do not receive a third grant of \$200. This additional grant is meant to offset in part the carbon taxes paid by individuals outside

Greater Vancouver and Victoria. Sun Rivers residents pay the carbon tax yet we do not get the grant because we live on First Nations land. Previous requests to the Province for this funding were denied and the TIB is unwilling to provide this grant. The value of this grant for 2018 would have cost the TIB approximately \$164,000.

Action

The Committee needs to determine how far we are prepared to push for this additional grant.

5. Federal Gas Tax

The Federal Government provides a grant to the TNRD to help fund community infrastructure projects. The Committee has found out funds are included for non-aboriginal residents living on the Kamloops Indian Reserve. This funding must be used for infrastructure projects on TIB land. The Committee repeatedly offered to help TIB access this funding. There is currently \$500,000 available.

Action

The Committee will continue to work with the TIB and TNRD to identify eligible projects.

New Issues

The Committee will also be working on the following issues as move forward in 2019:

1. Taxes/ TIB Budget

The Committee will be looking at the services the TIB provides for our tax dollars. The Committee will also be asking for changes to the current budget consultation process.

2. TIB Meetings

Sun Rivers Development meets with the TIB Chief and Council twice a year. Because of the importance of Sun Rivers to the TIB, the Committee will be asking that the CSROA meet with the Chief and Council twice yearly. The CSROA interests are different than Sun Rivers Development interests. I would point out that in 2017/2018 the Committee meet 3 times with Councillor Casmir (Now the current Chief).

Respectfully Submitted

Wayne Vollrath, Chair

Taxation and Local Agreements Committee



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2018 Traffic and Safety Committee Report

As discussed and approved at the 2017 Annual General Meeting, the Committee looked into various options for speed reader boards. It was determined that a pole mounted, movable board was the best option. A reader board with data logging capabilities has been ordered, coming in well under the \$13,000 budget at approximately \$5,500. At the time of writing, we are still awaiting delivery of the board. Delivery has been delayed from Europe due to a parts shortage.

We expect to see the board soon and depending on weather and road conditions, will install it first along Sun Rivers Dr. The board can be run in dark mode (not displaying vehicle speeds) so we can use it to log speeds prior to displaying vehicle speed. This will allow us to determine the effectiveness of the board in reducing speeds. Data will be shared with the RCMP to enhance speed enforcement.

The Committee was also asked to look at speed humps on Talasa Way in front of the three condo buildings. Residents felt vehicles were travelling too fast in this area with the winding road and vehicles parked on both sides.

The Committee does not feel speed humps will be effective in this area. Speed humps are designed to keep speeds at the posted limit, in this case 30 km/hr. In the Committee's opinion, speeds are not exceeding the posted limit. They may exceed what is reasonable at times, but to further reduce speeds using speed humps or speed bumps would require them to be much more aggressive, which would not be well accepted by residents.

While there have been a few incidents, crime rates in Sun Rivers continue to be low compared to many areas of Kamloops.

The Traffic and Safety Committee



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2018 Utility Rate Review Report

A three-year rate proposal, covering the years 2018 – 2020, was received from Corix late in 2017. This model was provided to Boreas Consulting, the rate modelling consultant contracted by CSROA.

The Corix model provided for 3% rate increases for all utilities under review, water, irrigation water, sewer and geothermal. After review of the Corix models and assumptions included in the models, our consultant proposed that rate increases should be 0% for 2018 and 2019, with increases varying by utility, ranging between 1% and 2.5% in 2020.

A meeting was held with Corix representatives to review the findings of Boreas. It was agreed that Boreas and Corix's rate modeller would exchange information and together review the rate models.

Since that time, Corix has appointed a new modeller to undertake a complete revision of their models for each utility. We have been following up with Corix over the past months, however they have not yet completed their revised models and provided them for our review.

In the meantime, as all are aware, the 3% increase for 2018 was introduced in January of this year. It is our expectation that once we have the opportunity to review their new models, rates for future years will be set according to the agreed upon rates based on rate models agreed to by Corix and our consultant, Boreas.

A matter that has been raised by a few persons relates to the consumption factor applied to sewer consumption. Corix uses a 1:1 ratio of domestic water consumption to calculate the sewer consumption rate. The City of Kamloops uses a ratio of .54 of water consumption as the sewer consumption for purposes of calculating sewer charges. Many municipalities use a similar lower rate. Sun Rivers is unique in that we have a separate irrigation system. Therefore, the volume of effluent introduced to the sewer system would be much higher when compared to sewer systems in municipalities that have only one water supply system, since a significant portion of the water used in these systems is for irrigation purposes.

While it is likely that less than 100% of the domestic water used in households at Sun Rivers is introduced to the sewer system, lowering the ratio used to calculate sewer volumes would not in the end reduce the overall charges for sewer services in the Community or to individual homes. Using a lower total volume will only result in the per cubic meter charge being higher. The sewer utility needs to generate a fixed amount of revenue to support operations. Using, for instance, a consumption factor of 80% of domestic water used in a home as the sewer consumption factor would result in sewer meter charges increasing by 20%, so in the end total charges are the same as they are currently using 100% of the domestic water charges.

The Utility Rate Review Committee