

CSROA Board Minutes
Community of Sun Rivers Owner Association
April 20, 2022

In Attendance: Wayne Vollrath, Rick Siemens, Doug Howard, Lenore Mallais, Mark Barrett, Deb Janowsky, and Karri Loadman via zoom/in person.

The Board accepts the resignation of Brenda Colman with regrets.

The meeting was called to order at 1:08 p.m.

1. **Motion** to approve the agenda made by Doug Howard. All in favour.
2. **Motion** to approve the minutes of March 13, 2022, made by Doug Howard. All in favour.
3. **Motion** to approve the financial reports to March 31, 2022, made by Doug Howard. All in favour.
4. Emergencies and Insurance Claims – nothing to report currently
5. Community Events and Legacy Projects:
 - a. **Action:** Board to review and discuss the location of the playground on Canyon Ridge Drive proposed by the TRU ARET design students.
 - b. **Action:** Board to review and discuss the walking trail connection from Sun Rivers Drive at the realty office through the ravine to Canyon Ridge Drive proposed by TRU ARET design students.
 - c. **Action:** Board to review and discuss pedestrian safety, traffic calming, and lighting improvements proposed by TRU ARET design students.
 - d. **Action:** Board to review and discuss the naturalized dog park beside the community garden proposal by TRU ARET design students.
 - e. **Action:** Board to consider providing compensation to the eight TRU ARET students for proposals – tabled to next meeting
 - f. **Action:** Property management to meet with Big Horn Golf to discuss walking trail from top parking lot.
 - g. **Motion** to approve the playground equipment purchase as presented by the playground committee made by Debbie Janowsky. Vote: 5 in favour, 1 opposed, motion carried.
 - h. **Motion** to approve the purchase of the RRFB for the 4-way stop made by Mark Barrett. All in favour.
 - i. Community garden fully subscribed this year. Board has approved obtaining soil, and other materials to improve the garden area this year.

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6. Committees – open to interested owners who may want to participate in these groups.

- a. Intergovernmental, Taxation Committee Chair, Wayne Vollrath
- b. Utility Rate Review Committee Chair, Doug Howard
- c. Community Safety and Traffic Chair, Mark Barrett
- d. Community Activities and Enhancement Co-Chairs, Lenore Mallais and Debbie Janowsky.
- e. If you are interested in volunteering for the scheduled community events, please contact the property management company.
Volunteer opportunities: Garage Sale June 25th
Community Fair September 10th
Seasonal Social, Food and Toy Drive, December 4th

7. Landscaping and Maintenance

- a. An “unless otherwise posted” sign has added to the first speed sign will be repositioned below 30 km/hr. above the traffic calming sign
- b. **Action:** It is agreed that the areas between homes and golf course property, and other community property not formally landscaped, are considered municipal property and will be maintained by Corix, with Sun Rivers landscaping providing services to Corix. This will include weed removal and garbage clean up as necessary. However, where homeowners’ irrigation, either through spray or run off is the cause of significant weed growth, Corix will not remove these weeds and clean up will be the responsibility of the homeowner.
- c. **Action:** The board to review list of issues raised at neighbourhood AGMs. Property management to compile common concerns – tabled to next meeting.
- d. **Action:** Rick Siemens to draft up an agreement between the CSROA and Lyons on usage and privacy of information for camera sharing. Next meeting.
- e. **Action:** No change to having Kim Wiest vehicles removed. Rick Siemens working on the matter.
- f. **Action:** Property management updating welcome packages and providing to new owners and posting on the website in May. All new owners are sent information to their lawyers when documents are requested.
- g. **Action:** Timeline for completion to repair work being done behind Visao Court bank wash out. Underway with April 30, 2022, completion date.

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8. Guidelines, Rules and Policies

- a. The board adopted two more governance policies.
 - Board Meetings
 - Financial Management
- b. Reminder to all owners that their properties are to be kept in as new condition. No stockpiling of items is permitted on the property. All yards are to be well-maintained including tree pruning as per the Guidelines.
- c. Reminder to all owners that there are currently no off-leash areas in Sun Rivers. All dogs must be on leash as per the Guidelines and the TteS Bylaws.

9. Correspondence and New Business

- a. Community update email – all minutes of CSROA meetings to be emailed to all residents and posted on the website. Property management to resend 2022 AGM, and Board Minutes for 2022. The items will be posted on website in May 2022.
- b. The concerns with storm water drainage from the Canyon Ridge Pond right through to the south side of E. Shuswap Rd. have been under review since last fall. Plans are being completed to address all erosion issues along this drainage corridor this year. With the planned development on the access road, it is critical that these issues be addressed so that the access road being the care homes access plus the Sun Rivers emergency access is not impacted during major storm events. Owners can expect to see some improvements starting this spring, including erosion control and armouring.
- c. The boulevard along Sun Rivers Drive below the wall of the Visao Terrace homes. Corix agreed that they need to maintain this area and will be having Sun Rivers Landscaping spray to kill weeds, then add additional rock to freshen up the boulevard.

Motion to Adjourn made by Debbie Janowsky at 3:03 p.m.

The next CSROA Board meeting is June 22 at 1:00 p.m.

Proposed meeting dates: July 20; Aug 17; Sept 21; Nov 16 for budget planning 2023