



# COMMUNITY OF SUN RIVERS OWNER ASSOCIATION

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

## Annual General Meeting Via Zoom, Monday December 7, 2020

### Minutes

#### Attendees

Rick Siemens, CSROA President  
Lenore Mallais, 9<sup>th</sup> Green  
Carol McWilliams, Belmonte  
Betty Manuel, Fairways  
Deb Janowsky, Ironwood  
Mark Barrett, Rosewood  
Doug Howard, Stoneridge  
Sheryl Corrigan-Snider, Canyon Ridge

Wayne Vollrath, CSROA Director, Mariposa  
Sandy Cooper, Alamar  
Bev Poleschuk, The Pointe  
Brian Dunn, Golf Ridge  
Katina O'Neil, Paloma  
Sue Perry, Sagewood  
Joanne Galbraith, Sillaro

#### Regrets

Dean Kutschera, Big Horn  
Michael Bragg, Navarro  
Brenda Coleman, Trillium  
Sylvie Bouchard, CSROA Director

Gary Sallaway, Irongate  
Tony Daburger, Rio Vista  
Gary Ireland, Visao

1. Call to order: 6:09 pm
2. Calling the Role, certifying proxies: 15 members present
3. Adoption of AGM Rules  
Motion – **To approve the AGM Rules as presented** *Moved: Wayne Vollrath* **Carried**
4. Adoption of agenda  
Motion - **To approve the meeting Agenda** *Moved: Lenore Mallais* **Carried**
5. Approval of minutes from December 10, 2019 AGM  
Motion – **To approve the Minutes of the December 10, 2019 AGM**  
*Moved: Deb Janowsky* **Carried**
6. Reports
  - a. Development Update:
    - i. Village Centre- 55+ condo project in planning, scheduled for 2021 spring start
    - ii. Entrance roundabout – Currently in planning for 2021 construction. Start date to be confirmed.
    - iii. Highway 5 intersection improvements – Final planning underway. 2021 spring construction start

- b. Community Events, Activities: Most events cancelled in 2020 due to Covid. Planning to resume in 2021 pending Covid situation
- c. Community Garden – 52 of 55 plots rented for the season. 3 used for charity. With growing population, may need to look at expansion in next couple of years.
- d. Communications – Updated new resident Welcome Package completed. Sent to new residents when contact information is provided (about 90% of time outside of condos). Package is available on mysunrivers.com. Condo buildings more difficult to get contact information for. Presidents for Alamar and Paloma agreed that CSROA would provide printed email notices for distribution door to door in these buildings.
- e. Community and Intergovernmental Relations Committee -  
No meetings held in 2020. Topics to follow up with Tk'emlúps te Secwepemc in 2021 are:
  - Access to the City, walking or cycling
  - Access to Band land for hiking
  - Dog Park
  - Compost facility
  - Park facilities planned using Development Cost Charge funds
  - Additional Homeowner Grant
- f. Utility Rate Review Committee – no meetings. Corix maintaining cost of living increases in utility rates.
- g. Traffic & Safety Committee – speed reader summary information provided. Looking at Sun Rivers Dr. W and Sillaro Dr. for possible speed hump additions. Committee will make recommendation to Directors

7. Financial report to September 30, 2020

- a. Association in a strong financial position. As of September 30, net cash flow better than budgeted by \$31,000.
- b. Looking to reduce cash on hand by fee rebate in 2021. To be discussed under Budget.
- c. Approval of Financial Statements to September 30, 2020  
Motion – **To approve the Financial statements as of September 30, 2020**  
**Moved: Sue Perry      Carried**

8. Appointment of Directors

Developer: Rick Siemens, Sylvie Bouchard  
Neighborhood Directors – Wayne Vollrath, Doug Howard, Sue Perry

9. Old Business

- a. Pedestrian and bicycle access to downtown – will be addressed by Intergovernmental Relations Committee

10. New Business

- a. Compensation for irrigation water supplied to baskets. -Request that CSROA compensate residents who provide water to flower baskets. Estimated cost is \$16 per annum for set of two baskets. Guidelines require homes with a streetlight out

front to supply a separate irrigation zone to the streetlight for the purpose of providing irrigation to flower baskets.

Motion - ***The Association compensate the providers of irrigation water to flower baskets at a rate of \$16 per annum connected to their irrigation systems, and the 2021 budget be adjusted to include this payment.***

***Motion: Wayne Vollrath                      Defeated***

- b. Dog Park – request that CSROA construct a dog park. Only feasible location would be by the Community Garden. Not felt that this would be used frequently.

Motion - ***The Association construct a dog park for Sun Rivers residents only to a maximum budget of \$40,000, funding to come from the Capital Projects Reserve. The dog park to be by the Community Garden pending required approvals from BC Hydro. The annual budget for 2021 to be increased by \$2,000 to provide for maintenance costs.***

***Motion: Deb Janowsky                      Defeated***

- c. Benches. – request for CSROA to install benches along sidewalk and walking trails. Discussion of Association adding benches and recovering cost in future from Memorial Bench program.

Motion - ***The 2021 budget be amended to include \$1,000 for the addition of two benches to be installed in locations determined by staff and the directors along sidewalks in the community. Funds to be taken from the Capital Projects Reserve.***

***Motion: Bev Poleschuk                      Carried***

- d. Memorial garden – Concerns raised by some residents about location and look of the memorial garden. Directors will take comments and determine modifications or relocation of the garden.
- e. Hiking Trails – future additions – planned trail for north boundary, along fence line, tying into trail down east gully in future. Intergovernmental Committee to discuss with Tk'emlúps te Secwepemc access to Band lands surrounding Sun Rivers for residents.
- f. Interpretive signs – signs recently installed were a commitment by Sun Rivers Development Corp. in its development agreement. All narrative and photos were supplied by Tk'emlúps te Secwepemc. Currently there are no plans for additional signs, however this can be considered in the future.

## 11. Operating Budget for year ending December 31, 2021

### Discussion:

- Budget includes a fee rebate of one month's fees. No fees collected for the month of January to reduce cash on hand.
- Assumes return to normal events for 2021.
- Capital projects:
  - Book exchange – project to add book libraries to various locations.
  - Speed humps – provision for two new speed humps. Locations to be determined by Traffic and Safety Committee and Directors.
  - Benches – provision for two benches, locations to be determined

- Playground - \$30,000 carried over from 2020, with an additional \$40,000 set aside for playground funding. Once Playground Committee submits their proposal, the directors will review and determine whether to approve or modify. Committee is also seeking sponsorships and grants.
- Transfer to Capital projects from operating account - \$20,000
- Projected year end 2021 balances:
  - Operating funds \$47,000
  - Capital Projects Reserve \$68,000
  - Contingency Reserve \$64,000.

**Motion – To approve the Operating Budget for the year ending December 31, 2021 as presented, with the addition of \$1,000 from the Capital Projects Reserve for benches, showing a net loss for the year of \$61,028**

**Motion: Brian Dunn Carried**

**12. Adjournment: Motion - To adjourn: 7:47 pm Doug Howard**