

Community of Sun Rivers Owners' Association

Board of Directors Meeting April 10, 2024 10:00am

SRDC Office 1701 Sun Rivers Drive

Meeting Minutes

Attendees: Mark Barrett, Deb Janowsky, Lenore Mallais, Parm Armstrong,
Dustin Osborn, Eric Yeo, Josh Keller
Regrets: Carol McWilliams, Steve Davidson, Mike Dewar

1. Call to Order: 10:01
2. Motion to approve agenda: L. Mallais
3. Review and approve minutes of board meeting held Jan 16, 2024
Motion to approve the minutes of CSROA board meeting of Jan. 16, 2024
Moved: D. Janowsky **carried**
4. Financial statements to Jan. 31, 2024
Motion to approve the financial statements up to Jan. 31, 2024 be approved.
Moved: D. Janowsky **carried**
5. Reports (see attachments)
 - a. Utility Rate Committee - Doug Howard (committee chair) (Appendix A)
 - b. Traffic & Safety – Mark (Appendix B)
 - i. Speed reader data - Eric
 - ii. Fire Smart Newsletter - Deb
 - c. Events Committee – Lenore, Deb (Appendix C)
 - d. Community Garden update – Lenore, Bob Johnstone
 - e. Corix Quarterly Operations meeting – Eric, Mark (Appendix D)
Motion to approve the committee reports, thanks to the committees.
Moved: M. Barrett **carried**

Previous Business

6. Watering restrictions update: Watering schedules and restrictions will be coming earlier this year due to conditions we have seen in the past few years. A pro-active response is seen as prudent with present conditions.
7. Community Communications Survey: Information will be coming soon regarding a survey for Sun Rivers residents. This information will be used to plan events, determine concerns and develop solutions.

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New Business

8. SR volunteer Greeter: discussion regarding having a designated volunteer to welcome new residents to Sun Rivers and distributing information such as community by-laws, website, procedures.
9. Next Meeting Date & Time: **June 12, 2024 - 1:30pm**
10. Meeting Adjourn

That the meeting be adjourned. 12:00pm

Moved: D. Osborn

carried

CSROA SUN RIVERS UTILITY RATE COMMITTEE
APRIL 10, 2024

1. The Dec 15/23 meeting minutes between Corix and the SRURC will be reviewed. The URC is actively working with Corix to ensure that both Corix and the CSROA are fulfilling their agreed upon commitments. The goal is for all parties to improve upon a better working relationship.
2. The URC has submitted to the CSROA their 2024 proposed initiatives. These initiative will be ongoing for 2024.
3. The URC has requested the CSROA to look at the benefits of having the CSROA register with the Residential Consumer Intervener Association (RCIA).
4. The URC would like to adopt an electronic system to store and retrieve pertinent information. This storage would be used on information that would be deemed necessary for long term needs and would allow for future members to review past information. Currently, all information is contained within members note books or personal e-files.
5. The Corix Phone App.: Corix is in the process of developing a cell phone app that, among other uses, can be used for emergency updates when unexpected power outages occur. This application is currently being developed by Corix.
6. Corix is currently working on an updated version of their (outdated) Utility Rate Model. Once the update is completed, Corix will then provide the CSROA with a working version of the model.
7. The URC continues to pursue the Deferred Capital Account discussions with Corix.
8. Corix is agreeable to provide the CSROA and URC with a detailed tour of the Sun Rivers utilities infrastructure. This tour will provide the attendees with a better understanding of the complexities of the utilities systems.
9. The URC has begun the initiative towards an improved understanding of solar PV systems in Sun Rivers and any Corix issues with these residential solar power generating systems.
10. The URC attended and provided input to the April 3/24 CSROA/Corix Q1 operations meeting.

EVACUATION GUIDE & FIRE SMART

1. No changes, additions, or updates at this time

TRAFFIC SAFETY

1. Initial data from the Speed Reader on Sun Rivers Drive indicate that 85% of the readings are 14km/h or more over the posted speed limit of 30km/h.
2. Corix updated status on the following items:
 - a. Street sweeping/crack sealing/line painting – occurring March through May, weather dependent.
 - b. Installation of additional speed limit signage throughout the community – refer to map for locations.
 - c. Installation of advanced crosswalk notification signage at all locations.
 - d. Installation of advanced stop sign notification signage at the 4-way stop.
 - e. Site lines at 4-way stop to be reviewed for obstructions.
 - f. Installation of a 4'x8' billboard style sign at community entrance identifying speed restrictions in Sun Rivers – Welcome to Sun Rivers, a traffic calmed community. Maximum Speed Limit 30 km/hr. Subject to board review & approval.
 - g. Installation of a speed hump and crosswalk on Sillaro Dr. connecting Visao Terrace to main sidewalk – Summer 2024.



CSROA COMMUNITY EVENTS COMMITTEE
April 10th, 2024

Special Events Committee: Lenore Mallais & Deb Janowsky

 GARAGE SALE

The garage sale is planned for Sunday, April 28th from 9-2. Last year, we were encouraged to have the garage sale in Sun Rivers before the one in Juniper Ridge. We chose this date to fit that parameter. Perhaps we could receive feedback from participants after the sale to determine a date for next year. More info to come soon regarding the pick-up of signs which will lead buyers into your neighbourhood. Your own house signs are your responsibility. I hope you have a great day with sun and blue skies.

 POKER RUN

Last year's Poker Run /Walk was a lot of fun for those who participated. We hoped for more walkers but that didn't happen. We decided to give it another try this year. We will travel the same route with everything mirroring last year. The planned date is Sunday, June 2.

 SPRING FLING

Many residents of Sun Rivers expressed disappointment that a Christmas social was not resurrected. Covid certainly played a role for a few years and then availability of indoor space in December became the major issue.

A new event has been proposed but is still in its early stages.

It will bring residents together at Masons to celebrate our community. Being proposed for late June offers more useable space because the outer deck areas would be available.

Invitations would be sent to each adult in Sun Rivers and RSVP's would be necessary to plan properly and accommodate those attending.

 COMMUNITY FAIR

Sunday September 15

This event has been so very well attended and enjoyed by both adults and kids.

We have already reserved two large inflatables which were such a hit last year.

We hope that EXP Realty will do the cooking again as they do a fabulous job.

Volunteers are the 'backbone' of the event and we will start to reach out to the residents shortly.

Your suggestions for any events are always welcome

CSROA Community Events Committee

c/o

Kinetic Realty and Property Management Inc

CSROA GARDEN REPORT
APRIL 10, 2024

1. This spring, with time on my hands, I have weeded the perimeter of garden plots from the east side of the garden, to and including, the common area and to the raspberry canes. Beyond the raspberry canes to the west side will be the responsibility of individual gardeners. I will however clean weeds from plots that are not rented.

Observations:

2. The lumber has arrived for replacement of rotting plot wood frames. The new forms are scheduled for install and I believe soil will be delivered to top up plots deficient in soil. The perimeter of the community garden is cleared every year and I am sure the surplus tumble weeds will be cleared by staff.

ENTRANCE TO GARDEN

This may not pertain to anything of interest to all residents of Sun Rivers but identifying the access to the parking lot off Shuswap Road requires maintenance. The entrance is narrow and concerning on both sides of the approach.

Once the season starts, I will notify you of any concerns/requests.

CSROA CORIX OPS MEETING
APRIL 10, 2024

Attendees: Bob Shields, Mark Barrett, Dustin Osborn, Eric Yeo, Doug Howard

Regrets:

1. Meeting called to order at 10:02 AM

Old Business

2. Updates

- a. A review of the emergency gate access & opening after the winter snowstorm debacle has revealed:
 - i. Better key access for Corix
 - ii. Signage to be installed with emergency contact info.
 - iii. Operation to remain status quo until further notice.
- b. A Corix App (similar to Voyent, etc.) is in the works, updates TBA.

3. Spring Maintenance Update

- a. Street sweeping/crack sealing/line painting – occurring March through May, weather dependent.
- b. Installation of additional speed limit signage throughout the community – refer to map for locations.
- c. Installation of advanced crosswalk notification signage at all locations.
- d. Installation of advanced stop sign notification signage at the 4-way stop.
- e. Site lines at 4-way stop to be reviewed for obstructions.
- f. Installation of a 4'x8' billboard style sign at community entrance identifying speed restrictions in Sun Rivers – Welcome to Sun Rivers, a traffic calmed community. Maximum Speed Limit 30 km/hr. To be reviewed & approved by CSROA board.
- g. Installation of a speed hump and crosswalk on Sillaro Dr. connecting Visao Terrace to main sidewalk – Summer 2024.

New Business

4. Queries from Utility Rate Committee

- a. A general Q&A discussion on the utility rate model, deferred capital account, rate increases, historic utility records, & wastewater metering.
 - i. The current rate model is outdated. A model update is currently underway and when this update is completed then Corix will notify the CSROA. Corix is not prepared to share the updated model with the CSROA due to proprietary reasons. However, Corix will provide CSROA with a version of the updated model that will allow the CSROA an understanding of how utility rates are calculated.

CSROA CORIX OPS MEETING
APRIL 10, 2024

- ii. The Deferred capital discussion is a policy decision and will be referred to Darin Stephanson. The CSROA wants:
 - (a) as this is a debt load against the community the CSROA wants to know the current balance of this account.
 - (b) a quarterly financial balance sheet of the account.
 - iii. Rate increases are driven by supply authorities and the federal CPI tables.
 - iv. Historical utility consumption records will be provided by Corix to the CSROA. The CSROA will provide the needed time frames to Bob Shields.
 - v. Wastewater metering is based on potable water metering adjustments.
 - vi. Corix is agreeable to provide the CSROA with a detailed tour of the Sun Rivers utilities infrastructure. This tour will provide the CSROA with a better understanding of the complexities of said utilities.
 - vii. The bulk buy hydro power contract between Corix and BC Hydro is a yearly contract.
5. Stop/Street sign plumbness will be added to the maintenance schedule.
6. Rosewood restorations to be completed by SR Landscaping.
7. Next Meeting July 3rd 10 AM, SRDC Office.
8. Meeting Adjourned at 11:47 AM.