

Community of Sun Rivers Owners' Association

Board of Directors Meeting Wednesday, August 21st, 2024, 1:30pm

SRDC Office 1701 Sun Rivers Drive

Meeting Minutes

Present: Mark Barrett, Deb Janowsky, Lenore Millais, Parm Armstrong, Josh Keller, Dustin Osborn, John Nymeyer, Josh Keller, Eric Yeo Guests: Deb Hoffman, Brent Borthistle

1. Call to Order: 9:30

2. Adoption of Agenda:

Moved that the agenda be adopted. Lenore/Dustin.

Carried

3. Minutes of July 16 meeting.

Moved that the Minutes of 16/07/2024 be approved. Deb/Mark

Carried

4. Review of current financial statements

Reports were unavailable at time of meeting, verbal review of financial statements was had.

5. Committee Reports/Updates

- a) Community Ambassador: Lenore and Deb Hoffman (volunteer)
-Review of 2024 Information Package for new owners (see Attachment -Appendix A)
- b) Bighorn Report: introduction of new rep, John Nymeyer
- c) Utility Rate Committee: submitted by Doug Howard (see attachment: Appendix B)
- d) Events Committee: Lenore/Deb (see attachment: Appendix C)
- e) Community Garden: Lenore/Bob Johnstone (volunteer)
- f) Traffic/Safety: no update
- g) Taxation and Local Agreement: vacant
- h) Strategic Governance Committee: vacant

6. Speed Reader:

Speed Reader will be moved to Sun Rivers Dr. and Mariposa to monitor downhill speeds.

7. Watering restrictions:

No changes to the watering restrictions that were put in place in the spring by TteS.

- Odd numbered houses water on odd numbered days
- Even numbered houses water on even numbered days.

For further information, please refer to the TteS website.

New Business

1. Timed item: 10:30am Meranti proposal (Brent Borthistle- Project Manager)

- i. Community Space Proposal: Upon completion of the first phase of the center parcel, Meranti to turn over center parcel landscaped area to CSROA for community use. CSROA would be responsible for maintenance and insurance. More information is needed.

Moved that CSROA pursue legal advice regarding agreement of Meranti community space proposal. Parm/Mark

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2. Communications Survey: Josh Keller

- Website will be updated
- Individual neighborhoods may have their own section for information pertinent to their neighborhoods.
- Monthly updates
- Josh will send out more information

Next meeting: September 25, 2024, 9:30 am

Adjournment: **motion to adjourn** 12:08Mark/Dustin

Carried

Community of Sun Rivers Owners Association

CSROA New Owner Information

Welcome to the Community of Sun Rivers!



Welcome to your new home in the beautiful community of Sun Rivers. This is a brief rundown of some important information regarding your new community.

The Property Manager for Sun Rivers is Kinetic Realty and Property Management. The community of Sun Rivers has guidelines and bylaws to be followed found on the primary website mysunrivers.com, in addition to your individual neighborhood bylaws and rules.

There is the CSROA, Community of Sun Rivers Owners Association and Sun Rivers Development, two separate entities. The CSROA is an association registered under the BC Societies Act and is comprised of all neighborhood associations throughout Sun Rivers. All owners are part of the CSROA. The CSROA is formed of a group of volunteer home owners from the various neighborhoods who are responsible for decisions that affect the entire community of Sun Rivers. The Sun Rivers Development Corporation is the land lease holder.

There are over twenty neighborhoods within Sun Rivers who are all registered as societies and follow the BC Societies Act. Each neighborhood has its own Board of Directors. If you aren't aware the neighborhood you are in is _____ and the president of your neighborhood association is _____. You can find your neighborhood presidents contact email on the mysunrivers.com website.

There are three types of communities within Sun Rivers.

- Estate neighborhoods look after your own exterior, landscaping etc.
- Adult Oriented - common property and landscape maintenance is looked after by the neighborhood association (note: the home exterior is the responsibility of the homeowner to maintain),
- Multi-Family - common property (building, hallways, elevators, etc) is maintained by the association.

All exterior alterations must be approved prior to the commencement of work. This includes, but is not limited to, the painting of the exterior of your home, new garage door styles and any landscaping alterations. An alteration request form can be found at www.mysunrivers.com under the forms section.



Lease

The land of Sun Rivers belongs to the Tk'emlups te Secwepemc (TteS) band and was leased by the Sun Rivers Development Corporation. The 99 year lease was paid in one lump sum prepayment so no further lease payments are due during the 99 year term.

Property Assessments

Property assessments are completed by BC Assessment and mailed out early each year. Tax notices are mailed out by the Tk'emlups te Secwepemc Finance Department on July 2nd of each year. Taxes are due annually on approximately August 2 Refer to your Tax Notice for specific dates each year.. Instructions for the home owners grant application are on the annual tax notice.

Emergency Services

TteS works together with the City of Kamloops to provide municipal emergency service to Sun Rivers including police, fire and ambulance. In the case of a medical emergency, fire or crime call 9-1-1.



Utilities

BlueStem Utilities, formerly Corix Utilities, provides, operates and maintains electricity, natural gas, water, sewer and geothermal ground loop services. They also provide street cleaning and snow removal, road repairs and maintenance and streetlight maintenance. Each month you will receive one utility bill. Be sure to register for your account by visiting bluestemutilities.com.

TteS Waste & Recycling

Garbage and recycling collection is provided by Tk'emlups te Secwepemc. Collection days are:

Monday, for 9th Green, Fairways, Mariposa, Rosewood, Sagewood, Trillium and The Pointe

Tuesday, for all other neighborhoods except the condominium buildings where bins are located within the parking garages

Garbage and recycling to be placed at the edge of your driveway for pick up prior to 7:00 A.M. on your scheduled pick-up day. There are NO schedule changes for holidays. Garbage to be in garbage bin provided by TteS, and recycling is to be in a clear or blue plastic bag. NO GLASS is accepted A full list of recyclables accepted is available online at mysunrivers.com.

There is an annual garbage and recycling fee charged by the TteS



Landscaping – Community Gardens – Landscaping Waste

If you are in an adult or multi-family neighborhood, gardening and landscaping services are arranged through your neighborhood association. Please check with your neighborhood association for landscaping restrictions.

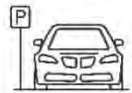
Community garden plots are available for a seasonal fee and deposit. Please contact Kinetic for information. Belmonte community garden plots are available only to residents of Belmonte. Please contact Kinetic for information.



Yard waste can be recycled at any recycling station in the City of Kamloops and the Stswékstem Engineered Waste Management Facility. The Stswékstem Engineered Waste Management Facility is located at 801 Strawberry Hill Ln and was developed in conjunction with Grassland Organics and in partnership with the TteS.

Resident and Visitor Parking

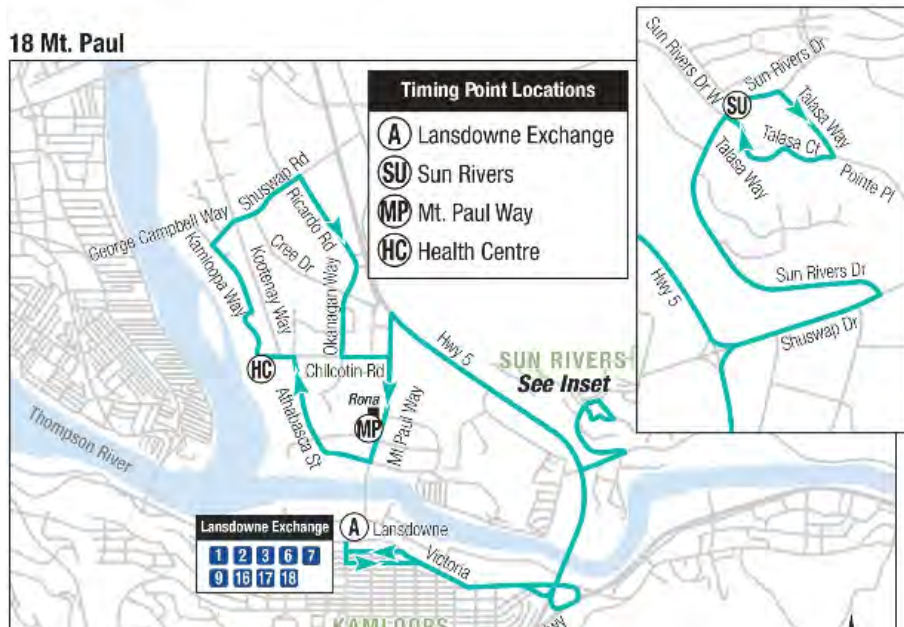
Parking is limited to your own garage/driveway, or if you reside in one of the Talasa buildings your assigned parking stall only. Visitor parking along Sun Rivers Drive (designated street parking) is for visitors only for up to 48 hours. If required for longer, a request must be sent to Kinetic with the license plate number, make and model of the vehicle parked, and when your guest will arrive/depart. You will be advised if the request is accepted. Check your association's rules for permitted visitor parking use rules. (some neighborhoods are 24 hours) Residents of Sun Rivers are not permitted to use of visitor parking within their neighborhood or the CSROA visitor parking along the street for any length of time.



Indigo parking manages and patrols Sun Rivers on a daily basis.

Sun Rivers Transit

The Kamloops city bus system runs through Sun Rivers using the 18 MT Paul Route. More information can be found at www.bctransit.com.

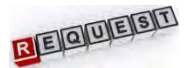


Geo Thermal

All homes in Sun Rivers are heated and cooled by geothermal (ground source heat pump). The maintenance and repair of the geothermal system inside your home is your responsibility. This includes all single family, multifamily and condominium style homes. If your home is a single family or multifamily home and it is determined there is an issue relating to the exterior geothermal loop contact Bluestem. If your home is in the Alamar, Navarro or Paloma building, contact Kinetic Realty and Property Management to see if there are other units having issues. If there are no other units having issues and the main loops are functioning as required, you will need to reach out to a geothermal contractor of your choosing. This is an owner related cost.

Exterior Alteration Requests

The interior of your home is yours to decorate, etc. Any and all exterior updates, additions, or changes of any type must be preceded by an Alteration Request form. The form is found on the mysunrivers.com website underneath the forms section. Once filled out, it is to be sent to Kinetic for approval before proceeding with anything outside the home. Please be aware that failure to do so may result in having to return the exterior to its original appearance at the cost of the homeowner. This is to ensure that all changes match the master plan.



Pets

Pets are welcome in Sun Rivers. Please check your neighborhood rules for any pet restrictions, including but not limited to, the number of cats or dogs permitted within a homesite. Dog licenses are obtained through the TteS Bylaw Office. If you also use City of Kamloops parks you will require an additional city dog license. You must pick up your pet's waste. For your convenience waste bags and garbage bins are provided by the CSROA for easy disposal. Pets must be leashed at all times. A map of walking trails is available at mysunrivers.com underneath the maps section.

Wildlife

We share Sun Rivers with a variety of wildlife. Bighorn sheep, deer, coyotes are just a few. Chukar partridges are often seen scurrying through neighborhoods. You are not to interfere with any wildlife at any time. Bighorn sheep will cause traffic jams, wander down streets grazing on the landscaping and they must be left to do as they please.



Helpful Tips

Some useful online sources of information info@kineticproperties.ca & www.mysunrivers.com This is your number one source for up-to-date information.

Sign up for community newsletter via the home page & be sure to read the Community of Sun Rivers Welcome Package, located on www.mysunrivers.com. There is a resident-based Facebook online site called Sun Rivers neighborhood. Request to join!

Enjoy the wonderful community!



Community of Sun Rivers Owner Association (CSROA)

Utility Rate Committee

CSROA - Bluestem Information
Meeting August 13, 2024, 2 p.m.
Kinetic Office

1. **Solar Power:** Bluestem continues to support the former Corix Utilities position paper dated Feb. 23, 2022 paper solar power connections and metering in the Sun Rivers community. Refer to the attached Corix paper. However, Bluestem continues to take the position that they will not support a net metering program. In their words the Sun Rivers electrical utility is too small to absorb revenue losses while incurring large infrastructure costs on continued system build out. The committee finds this to be a very disappointing response from Bluestem knowing that Sun Rivers is an environmentally friendly community. Bluestem will provide clarity on the solar power initiatives by providing a Bluestem positional paper.

Those homeowners that currently have a net metering solar power system supported with an agreement with Corix will be allowed to continue with their systems.

2. **Gensets:** Bluestem is not opposed to any Sun Rivers homeowner installing a genset. Bluestem has no authority over the installation of a genset. A genset installation must meet all Government rules and regulations. Bluestem will provide their positional paper on the genset.

3. **Utility Rate Model:** Bluestem will be providing the CSROA a copy of the Bluestem Utility Rate Model. This model provides the non-regulated utility fee structures based on input assumptions. The regulated utilities of natural gas and electric power will continue to be coupled with B.C. Hydro rates. However, Bluestem will be making attempts with the B.C. Utilities Commission to de-couple from B.C. Hydro rates. If Bluestem is successful in their attempts, then SR homeowners will see rate increases to these utilities.

Regarding the non-regulated utilities (residential water, wastewater, geothermal), we are told that there will be yearly rate increases over the next three years. After the third-year rate increases will be based on the federal CPI. We are waiting for Bluestem to publish these rates



AA

corix.com



CORIX Utilities

Find Local Utility

Sun Rivers



Power Outages



Please visit the BC Hydro webpage for current outages.

If a planned or unplanned outage originates in the local Corix distribution system, we'll post information here.

Small Behaviours Can Have a Big Impact!

[View Our Resources Pages](#)

Information Regarding Solar Power Connections and Metering

Feb 23, 2022

The Sun Rivers electric utility, operated by Corix Multi-Utility Services, is a standalone utility that purchases electricity from BC Hydro and then distributes it to Sun Rivers residents.

Corix's Sun Rivers electric utility is regulated by the British Columbia Utilities Commission (BCUC) who approve utility tariffs and rates. The present rate regulation for the Sun Rivers electric utility was set by the BCUC, which produces lower rates than the standard cost-of-service rate base regulation. However, it doesn't allow for the feasible establishment of a net metering tariff schedule. As a result, Corix does not offer a net metering program and has no specific net metering tariff provisions.



Solar Power Systems Metering

Should customers want to connect solar power to their electrical system, they will be issued standard meters, and placed in the appropriate residential or commercial rate class. No bi-directional meters will be installed. This means that while residents can potentially offset their own consumption, excess energy cannot be sold back to the grid for credit through a net metering program. By offsetting consumption, Sun Rivers customers should still experience lower electricity bills due to reduced consumption charges.

Connecting Solar Power Systems

Solar power system connection must be positioned behind the electrical meter and all safety requirements adhered to, including a Warning Notice on the Corix revenue meter denoting a "Two Power Source, Parallel System". Solar power connection work must only be performed by qualified electricians.

Thank you for your attention to this matter. Should you have questions, please contact Customer Care.

Community of Sun Rivers Owner Association (CSROA)

Community Events Report

Wednesday, August 21st, 2024

Special Events Committee: Lenore Mallais & Deb Janowsky

The final special event for 2024 is the Community Fall Fair, scheduled for 15 September 2024 from 11am to 3pm, at the Mason's/Bighorn outdoor area. There are a variety of activities planned for kids and adults.

Lenore contacted, via email, many residents who said they would consider volunteering within the community. We have had some success with their responses, however it is disappointing that more volunteers are not coming forward.

Three years ago the CSROA requested that each director on the board head a committee. This is the third year that Lenore and Deb have organized all the special events for Sun Rivers. It is now time for the next step in our process.

The plan is to create a core team for each event or for the entire package of events. Lenore and Deb would be available as mentors for that team or teams.

In the past, Sun Rivers Development Corporation (SRDC) under the leadership of Rick Siemens, spearheaded events within the community. These included the Garage Sale, Christmas Social and Community Fair, albeit on a much smaller basis.

Over the next few years the CSROA board will be taking on more involved work in the governance of Sun Rivers. Volunteers from within the community will be asked to organize and operate the special events, thus freeing the CSROA directors to focus on other important issues that will require their time and energy.

Volunteers create and maintain the spirit of neighbours and community. This sense of belonging and structure is what draws so many people to our Sun Rivers Community. We do not want to lose that.

Lenore Mallais
Deb Janowsky
Special Events Committee, Sun Rivers