

Community of Sun Rivers Owners' Association

Board of Directors Meeting Wednesday, September 25th2024, 9:30am
Kinetic Realty and Property Management 202 1121 12th Street
Meeting Minutes

Attendees: Mark Barrett, Lenore Mallais, Deb Janowsky, Josh Keller, Eric Yeo
John Nymeyer – Bighorn Golf

Regrets: Parm Armstrong, Dustin Osborn -SRDC

1. Call to Order

9:35 AM by Mark

2. Approve the Agenda

Motion by Lenore, second by Deb

Carried

3. Motion to Review and approve minutes of board meeting held Aug 21, 2024

Motion by Lenore, second by Deb

Carried

4. Review and approve August financial statements

Motion by Deb, Seconded by Mark

Carried

5. Belmonte rep on CSROA

Motion by Lenore, Seconded by Deb to Approve Josh Keller to be added to the CSROA board of directors.

Carried

6. Committee Updates/Reports

a. Bighorn Report – No changes or updates to report

b. Utility Rate Committee – Doug Howard, see attached as Appendix A

c. Events Committee – Lenore, Deb, see attached as Appendix B

d. Community Garden update – Lenore, (Bob Johnstone volunteer), see attached as Appendix C

e. Traffic & Safety – No changes or updates to report

f. Communications Report – Josh Keller, see attached as Appendix D

g. Taxation & Local Agreement – vacant

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Board of Directors Meeting Wednesday, September 25th2024, 1:30pm

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- h. Strategic Governance Committee – vacant
 - i. Motion by Mark, Seconded by Lenore to approve all committee reports be included in the minutes.

Carried

7. Current Business

- a. Speed reader location change
 - i. Eric to have moved to a lower section of Sun Rivers Drive.
- b. Communication Survey next steps
 - i. Josh presented an excellent new communications strategy, to be included in AGM package. A new website proposal was presented and funding will be requested at the upcoming AGM.
- c. Community Garden
 - i. CSROA will craft a letter to all gardeners advising of the challenges and seek some assistance in garden operations.
- d. Village Centre - Park Parcel
 - i. Discussions with Meranti Developments ongoing to fit out ~26,000 sq.ft. 'park parcel' in and around the buildings in the Village Centre. This space was deeded to CSROA as common space and presents some interesting opportunities.

8. New Business

- a. CSROA Legal Representation
 - i. Engage Forward Law to represent CSROA in all future legal matters, as they are a local firm, with no affiliations with SRDC and have expertise in land matters and indigenous interests. This engagement requires a \$3000.00 retainer. Motion by Mark, second by Josh.

Carried

- b. CSROA Landscape contract
 - i. Kinetic recommends accepting proposal from Sun Rivers Landscaping for the 2025 season. Motion by Lenore, second by Mark.

Carried

- c. Local Champions: Jennifer & Lep, see attached

- d. Sun Rivers Lost & Found
 - i. A suggestion was made to have a community Lost & Found. Lenore will look into this to see if there is a place to have this.

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e. Revise AGM date

- i. There are a few pressing matters that require review, decision & approval in the near future which would be better facilitated at the AGM instead of 'extraordinary meeting'. Motion to revise AGM date to Nov. 20th 6:30 PM via Zoom by Deb, second by Josh.

Carried

9. Next Meeting Date

Oct 23rd, 9:30 AM SRDC Office

10. Meeting Termination

Motion by Mark, seconded by Deb to terminate the meeting at 12:09 PM

Community of Sun Rivers Owner Association (CSROA)

Utility Rate Committee Update
Wednesday, September 25th, 2024
Doug Howard

1. By now everyone in the community should have received the Bluestem Utilities three rate outlook for the non-regulated utilities. If you have not received this notice, then please contact the Bluestem Utilities directly (1-877-788-7277).
2. The URC together with the CSROA has, again, requested a copy of the Sun Rivers Master Agreement. It is our understanding that SRDC has agreed to provide this document to the CSROA. However, we continue to wait for both the KIB's and Bluestem's decision to provide this document to the CSROA.
3. The CSROA will soon be receiving a copy of Bluestem's utility rate model. This model is used for the determination of the Sun Rivers non-regulated utility rates.
4. We will continue to search for a rate utility advocate. We will continue to see if there are any benefits of having the CSROA register with the Residential Consumer Intervener Association (RCIA).
5. We will continue to pursue the Deferred Capital Account discussions with Bluestem.
6. We will continue to pursue an open house session between Bluestem and the residents of Sun Rivers.

Community of Sun Rivers Owner Association (CSROA)

Community Events Report

Wednesday, September 25th, 2024

Special Events Committee: Lenore Mallais & Deb Janowsky

Well it's been another year of great events in our community of Sun Rivers!

We started the year off with the ever-popular Garage Sales. Then we moved onto the Poker Run which was cancelled due to inclement weather. Sunshine & Wine was well attended, for a first time event, and something that we hope to continue doing into the future.

The final extravaganza was the Community Fair on Sunday, September 15. What great weather! Fabulous turnout! We believe that over 200 people attended. Kids received their goody bags upon entering. Adults were invited to fill in a ballot for a chance to win one of the 10 door prizes. Everyone was greeted to the sounds of music provided by a local musician.

The huge inflatables are always a big draw, and this day was certainly no exception. Everyone was entertained with the ever-popular face painting and fun portraits booths. Three craft centres were well attended, and kids went home with their hand made treasures. BINGO was introduced this year and was a hit! The Sweet Shop was visited by both the adults and the kids. It just brings back some fun memories for us all. Popcorn and a well stocked barbeque made everyone happy and completed the day, Deb and I feel that it is time to hand over the reigns for Community Events to residents of our community. Our spirits are still willing, but the flesh is becoming weak.

We have totally cleaned and revamped the shed at the community garden. All of our supplies etc are tucked away into labelled large plastic containers ready for the hand off.

We are not sure how to go about transferring the running of the events into the hands of others but, with your help, we will brainstorm some ideas. We will be available to mentor and assist in the transition.

We, as board members, are looking towards the future and all the challenges that will be presented to us when we become the stewards of Sun Rivers.

Lenore Mallais
Deb Janowsky
Special Events Committee, Sun Rivers

Community of Sun Rivers Owner Association (CSROA)

Community Garden Report
Tuesday, September 24th, 2024
Garden Liaisons: Lenore Mallais, Bob Joshntone

As per our last meeting, we discussed having the gardeners take over the care of the community gardens. I asked Bob, the liaison, what he thought of this proposed move.

Bob felt that best interests of the Community Garden would be best served if CSROA did not relinquish control to the gardeners.

Lenore Mallais
Bob Johnstone
CSROA Garden Committee

Community of Sun Rivers Owner Association (CSROA)

Appendix D

Communications Liaison Report

Wednesday, September 25th, 2024

Communications Plan Development – Draft Proposal: September 2024

OVERVIEW: As the CSROA looks to the future, it becomes increasingly important for this volunteer Board to raise its profile and understanding of its role and responsibilities within the Sun Rivers Community governance and operational structures.

STRATEGY: Establish an ongoing program of proactive communications activities, consistent in their messaging, to increase the accepted relevance and credibility of the CSROA Board.

PRIMARY OBJECTIVES

INSIGHTS: To raise the level of residents understanding of the four primary organizations (SRDC, Bluestem, TteS, CSROA) involved in the operational structures of the overall community, and to begin establishing an understanding of the most critical issues, current and future, that will need to be dealt with by all parties.

UPDATES: To better engage individual neighbourhood associations and provide all residents with a proactive approach to updating information on policies, new initiatives and projects.

NEWS: To ensure the Sun Rivers community receives accurate and timely news, and to proactively address misinformation and misconceptions.

INITIAL RECOMMENDATIONS ON IMPLEMENTATION

WEBSITE

- Redevelop website to create a distinct CSROA identity within the overall Sun Rivers brand
- Create individual ‘neighbourhood’ pages within the website
- Establish clearly defined responsibilities for posting and managing information on site
- Include an inquiry component on website, and define responsibility for responses

SOCIAL MEDIA

- Establish CSROA social media: Facebook, Instagram, LinkedIn
- Establish clearly defined responsibilities for posting and managing information
- Establish clearly defined responsibility for responding to social media

NEWSLETTER & INFORMATION NOTICES

- Establish a regular e-newsletter, to be distributed following monthly CSROA Board meetings
- Ensure all notices send to residents are linked to more information on CSROA website
- When relevant, link notices send to resident to other external websites (e.g. Bluestem)

SPECIAL EVENTS

- Host regular (bi-annual) information sessions with neighbourhood Presidents
- Host online “special info sessions” with relevant guests (e.g. Fire Smart)

Josh Keller,
Communications Liaison
CSROA

Community of Sun Rivers Owner Association (CSROA)

Community Champions
Wednesday, September 25th, 2024



September CSROA Community Champions

Huge shout out to Jennifer and Lep!

They may be seen out before daybreak every morning picking up garbage and just trying to make our community beautiful.

So very much appreciated

These Sun Rivers residents are an example to not only of the community that live up here but to the entire city, province and world. The Community of Sun Rivers Owner Association would love to say *Thank-you*, they deserve a huge pat on the back!

CSROA
Board of Directors