

# Community of Sun Rivers Owners' Association

October 23, 2024

Kinetic Office

Board of Directors Meeting

MINUTES

**Attendees:** Mark Barrett, Lenore Mallais, Deb Janowsky, Parm Armstrong, Josh Keller, Eric Yeo (KRPM)

**Regrets:** John Nymeyer

1. Call to Order: 9:30 am
2. Adoption of Agenda:  
Moved: That the agenda be adopted. Deb/Lenore carried.
3. Review and approve the minutes of Sept. 25, 2024 meeting:  
Moved: That the minutes of Sept. 25, 2024 be approved as presented. Deb/Josh carried.
4. **Timed Item:** Guests: Tony Daburger/Nicole McKenzie  
Tony and Nicole updated the board on storm water management in Sun Rivers
5. Review of Financial Statements for month ending September 30, 2024: not available at this time. To be reviewed at next meeting.
6. **Committee Updates/Reports**
  - a. Bighorn Report – John Nymeyer - no report
  - b. Utility Rate Committee – Doug Howard – nothing new to report.
  - c. Events Committee - Lenore/Deb  
nothing to report. However, a reminder that volunteers are needed to take on different events.
  - d. Community Garden Update  
Community Garden Notice to Gardeners – attached (Appendix A)
  - e. Traffic and Safety – no report  
Kamloops Fire and Rescue have a FireSmart survey for the Kamloops area. The link will be posted on the Sun Rivers website
  - f. Bluestem Ops Meeting Report – Mark – attached (Appendix B)  
Alertable App is available for download to provide Bluestem alerts for Sun Rivers community. This link will be posted on Sun Rivers website
  - g. Taxation and Local Agreement – vacant

- h. Strategic Governance Committee: callout to members with related experience to sit on this important committee that will develop a governance model for strategic planning.

7. **Current Business**

- a) Bluestem NDA for Utility Rate Model decision:

Discussion of Bluestem NDA sent to CSROA.

- b) Village Centre – Park Parcel – discussion and review of Meranti plan regarding the Park Parcel. This will be taken to our AGM.

8. **New Business**

AGM date update – to be held via zoom on November 13, 2024

9. Next meeting date: TBA

10. Adjournment: Moved that the meeting be adjourned at 12:45pm. Josh/Deb carried.



COMMUNITY OF SUN RIVERS OWNER ASSOCIATION  
Board of Directors Communication

October 23, 2024

Hello Gardeners

On behalf of the CSROA, we hope you have had a bountiful harvest and not too many zucchinis to find homes for! With autumn winds now blowing and garden plots being cleared for another year, we are writing to share with you some thoughts and concerns about the future operations of the Community Garden.

By way of background information, the funding and management of this community resource was previously performed by the closely linked collaboration of three entities. These were Sun Rivers Development Corp, Sun Rivers Landscaping and the CSROA with all being co-ordinated through the SRDC's manager, Rick Siemens.

It seems that the time has come for a change in the planning and execution of the seasonal operations of the Community Garden. This is necessary due to a few factors. Rick retired and the CSROA is no longer involved with Sun Rivers Development or Sun Rivers Landscaping. More recently, the newly hired manager of SRD resigned the position, and, at present, we no longer have an individual responsible for leading SRDC operations and Landscaping.

As I am sure you may be aware, Bob Johnston, a volunteer gardener, has been updating the CSROA on the status of the gardens as well as performing much needed clean-up and maintenance. A big shout out to him for all his efforts. We need more like-minded folks.

The unintended consequence of this "informal" management process is that the weekly/monthly requests and issues have ended up going to Kinetic Property Management. From there, they are placed onto the CSROA board agendas. While this does work, albeit slowly, it is far from ideal for all concerned.

Our CSROA Board is a very small group of volunteers who deal with many different issues and opportunities that relate to the community as a whole. As our community continues to grow towards build out, we are adopting a new approach in order to streamline the entire process. Smaller events and initiatives, that involve interested segments of the community, should be self-managed.

However, the CSROA is committed to support funding of such events and initiatives through our annual budget. This includes the community garden, which as you may not know, was historically funded by the user fees collected. These funds were used to cover operating costs. The capital costs, such as fencing, box repairs etc., were covered by Sun Rivers Development Corp. and Sun Rivers Landscaping.

Regrettably, this is no longer the case. Capital expenses now are covered by the CSROA. There has not been a formal budget allocation for these expenses and the total cost of the community garden totals

\$4600 in each of the past two seasons. This is more than double the amount of \$2100 collected in user fees.

Please know that we value and appreciate the benefit of the community garden to those residents who wish to take advantage of this resource and the CSROA currently has no intention of withdrawing financial support for them. It is now necessary to streamline the process of managing this enterprise.

Ideally, we would like to see users of this resource implement the planning, budgeting and operations by creating a Community Garden committee with a chairperson to liaise with the CSROA Board.

In order to accomplish this and stay within the guidelines of the Plot Lease Manual, we are recommending that a user committee be created and a chairperson named as soon as possible. It is somewhat imperative that committee members conduct a site walkthrough to assess requirements for the upcoming season.

This would then allow the committee to prepare a 2025 budget request to be presented for approval at the upcoming AGM which is scheduled for November 20th.

By doing so, this will enshrine the community garden budget within the annual budget of the CSROA.

We recognize that this is a substantial change to past operations but feel it will better serve the garden operations, as well as the CSROA Board. Our current ad hoc process is not a workable long-term solution.

As you have been an active user this season and in past years, please engage with other active gardeners to discuss this and consider volunteering to be part of such a committee to ensure the Community Gardens continued longevity. The process being presented mirrors that of the community gardens within the city of Kamloops.

We would ask that as soon as possible, the Chair or other representative, update the CSROA Board on the acceptability of this request or if there are alternatives that should be considered.

Sincerely,



Mark Barrett - Chair  
Community of Sun Rivers Owner Association

Oct 9, 2024, 1:30 PM

Kinetic HQ

Minutes

Attendees: Bob Shields, Mark Barrett, Eric Yeo, Jack Hamlin

Regrets: Doug Howard, Dustin Osborn

1. Meeting called to order at 1:27 PM
2. Review & approve July 9, 2024, minutes

**Carried**

#### Current Business

- a. Alertable
  - i. Rollout has been smooth so far. Future monthly reports will determine usage.
- b. Sun River Dr. & Sillaro Dr intersection Stop sign & speed hump installation.
  - i. Follow-up on Sillaro resident's email. Bob to reply to resident's query on the engagement of a traffic professional regarding placement.
- c. Maintenance Update,
  - i. Installation of additional speed limit signage throughout the community – refer to map for locations.
  - ii. Installation of advanced crosswalk notification signage at all locations.
  - iii. Installation of advanced stop sign notification signage at the 4-way stop.
  - iv. 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. This may not be desirable by the community, suggest waiting until restoration is complete at the roundabout intersection. Bob confirms that this will not happen this calendar year.
3. Update of responsibilities areas adjacent to roadways and common landscaping, i.e. homeowners, CSROA, Bluestem.
  - d. Current available documentation.
  - e. Additional documentation required.
  - f. Next steps
    - i. A lively discussion ensued regarding the scope of this and similar issues with a focus on communications (both CSROA & Bluestem), community engagement, and better collaboration to enhance the business partnership. It was further decided to strike a committee to work on this. Mark to solicit a volunteer to chair a committee at future CSROA meetings.

#### New Business

4. Ironwood & Sun Rivers Drives Intersection sight lines.
  - a. A persistent item which needs to be resolved. The sight lines are dreadful and have been reported to CSROA & Kinetic repeatedly.
    - i. Bob suggests that individual homeowners contact TteS bylaws with a complaint. Bob to engage traffic engineer to assess the location with possible remedies. The vegetation

may/may not be on homeowner property and the Comms box will not be moved by the owning utility.

#### 5. Utility Rate Committee

- a. Solar Power Initiatives: At our Aug 13/24 meeting, Bob Shields had supported Bluestem publishing their positional paper on Solar Power. Three months have passed and still no response from Bluestem. When can CSROA expect to receive this positional paper?
  - i. Bob to provide a document with more clear definitions & steps.
- b. Gensets: At our Aug 13/24 meeting, Bob Shields had supported Bluestem publishing their positional paper on the use of gensets within the Sun Rivers community. Three months have passed and still no response from Bluestem. When can CSROA expect to receive this positional paper?
  - i. Bob to provide a document with more clear definitions & steps.
- c. The CSROA requests a copy of the Master Services Agreement. Will Bluestem support this request?
  - i. Not going to happen as this is a confidential document between the parties with NDA's in place.
- d. At our Aug 13/24 meeting, Bluestem indicated that they were considering approaching BCUC with the intention of decoupling electricity and natural gas rates from BC Hydro & Fortis rates. To our knowledge Bluestem has not approached BCUC in this regard. However, should Bluestem make this decoupling application then CSROA would want Bluestem's assurances that CSROA would be notified 60 days in advance of such an application to BCUC. Is this request agreeable with Bluestem?
  - i. Bob understands that the consumer is always made aware of applications made to the BCUC. Additionally, he committed to advising CSROA when that occurs.

#### 6. Next Meeting Date & Time

- a. Jan 22 1:30 PM, Zoom likely due to winter road conditions and absentee participants

#### 7. Meeting Adjourn

- a. 2:45 PM