

Minutes of the Annual General Meeting the owners of Community of Sun Rivers Owner Association held on Wednesday, November 13<sup>th</sup>, 2024 at 6:30pm Via ZOOM.

1. Meeting called to order at 6:30pm by President and Chair of the meeting Mark Barrett
2. Roll Call and Certifying Proxies – 15 Present, 2 Proxies = 17 members represented
3. AGM Notice packages were sent out to the President of each association within Sun Rivers via email on Wednesday, October 30<sup>th</sup>, 2024. Packages were emailed to the email address registered on file with the association.
4. Motion by Parm Armstrong (Trillium) to adopt the AGM Procedures as presented. **Carried.**
5. Motion by Des Gelz (Visao) to adopt the Agenda. **Carried.**
6. Motion by Deb Janowsky (Ironwood) to approve the minutes from previous AGM held December 6<sup>th</sup>, 2023 **Carried.**
7. Reports
  - i. Presidents Report  
Motion by Walter Cooper (Alamar) to adopt the report into the minutes as **Appendix A.** **Carried.**
8. Financial Statements for period ending September 30<sup>th</sup>, 2024 were presented. A surplus is expected at the end of this fiscal year. Final statements will be reviewed by the Board of Directors.
9. Motion by Parm Armstrong (Trillium) to approve the Operating Budget for fiscal year ending December 31, 2025. **Carried.**

10. Special Resolutions

i. Playground

Motion by Lenore Mallais (9<sup>th</sup> Green) to approve by Special Resolution vote of The Members, Community of Sun Rivers Owner's Association, spending up to \$80,000 from the Legacy Fund to build a playground in the centre parcel.

**Carried. In Favour 17, Against 0, Abstain 0**

ii. Website Design

Motion by Parm Armstrong (Trillium) to approve by Special Resolution vote of The Members, Community of Sun Rivers Owner's Association, spending up to \$16,000 from the Reserve Fund for the redesign and build of the mysunrivers.com website.

**Carried. In Favour 17, Against 0, Abstain 0**

11. Discussions

i. Talasa Way & Talasa Court: concerns were expressed regarding the fencing along these roadways being on the road and proper snow removal not being able to happen due to this. Shrubs/trees need to be pruned back to improve site lines. Eric (KRPM) will reach out to the administrator again regarding these concerns to have them cleaned up.

ii. Age Home: concerns were brought forward regarding the amount of light and noise coming from the Age Home and being a nuisance to neighbouring properties. Malcolm (The Pointe) has met with the manager of the facility and discussed these items too. He expressed positive response from the manager with a willingness to improve these items with some time/patience. The board will discuss what role they can play in assisting with correcting these issues.

12. Appointment of Directors - Motion by Deb Janowsky (Ironwood) to elect the following members to the Board of Directors...

Mark Barrett – Rosewood  
Lenore Mallais – 9<sup>th</sup> Green  
Deb Janowsky – Ironwood  
Park Armstrong – Trillium  
Josh Keller – Belmonte  
Nicole McKenzie – Ladera  
Des Gelz – Visao  
Bighorn Golf & Country Club  
SRDC

**Carried.**

13. Call for Volunteers

Mark reviewed the requirement for volunteers to step up in order to keep the community of Sun Rivers growing with the special events, governance, etc. These areas will include needing volunteers to organize the Community Fair in the fall, Welcome Greeter to meet new residents of Sun Rivers and to be on the Governance Committee. If you are interested in helping in any of these areas, please email [info@kineticproperties.ca](mailto:info@kineticproperties.ca). These roles are extremely important to building the community of Sun Rivers.

14. Motion by Parm Armstrong (Trillium) to terminate the meeting at 8:19pm.

# Community of Sun Rivers Owner Association (CSROA)

## Presidents Report

Hello and welcome to the 2024 AGM. I am pleased to share with you a few brief highlights from the past year at the CSROA board table.

A QUICK INTRODUCTION OF THE FOLKS THAT SIT AROUND THE TABLE ON YOUR BEHALF

First up, two new faces at the table: Belmonte Rep - Josh Keller, and Bighorn Golf Rep – John Nymeyer. Welcome John and Josh, glad to have you aboard.

• Property Manager	Eric Yeo	Kinetic
• Director	Josh Keller	Belmonte
• Director	John Nymeyer	Bighorn Golf
• Director	Vacant	Sun Rivers DC
• Secretary	Parm Armstrong	Trillium
• Treasurer	Deb Janowsky	Ironwood
• Vice-President	Lenore Mallias	9 <sup>th</sup> Green
• President	Mark Barrett	Rosewood

On behalf of all our Board members, I would first like to take a minute to express our gratitude to each and every one of you, as Presidents of your neighbourhood associations, for your continued dedication to your neighbourhood and the Sun Rivers community. We appreciate that you have ‘lives’ outside of being a volunteer board member. Be aware that you are the most direct and influential conduit/advocate between the CSROA and each homeowner. Please take every opportunity to share current information about CSROA initiatives, opportunities and the status of issues with your neighbourhood. Once again, our thanks, we couldn’t do it without you.

**We have two exciting new opportunities to present to you:**

- **A Community Playground**
- **A new, upgraded CSROA website**

**A Community Playground:** This amenity has been on our agenda in past, but a lack of suitable locations has meant it has never been feasible. Recently, this board has negotiated a very exciting opportunity with Meranti Developments for a playground in the heart of Sun Rivers Commons.

As part of the *Sun Rivers Commons* development, a central portion set aside as a ‘Park Parcel’ has been bestowed to CSROA. It is approx. 25,000 sq. ft in the centre area of the development. Meranti Developments & their client, Taslak, approached us with ‘a deal of the century’ on a playground, as they have a prospective tenant wanting to open a daycare. We will be discussing the proposal and voting on approving the expenditure. The details are included in the package.

**Our Communication Survey** had a phenomenal response with many strong true messages, one being that CSROA needs a better conduit to and from the community in all streams; mySunRivers.com, social media, email etc. Josh Keller, who is taking on our communications efforts, has reviewed this and presented a vastly improved website proposal for discussion and to vote on for approval of the expenditure.

**Special Events & Volunteering:** Lenore and Deb have had another great year organizing, managing and performing very successful events. The two most prominent being the ‘Sunshine & Wine’ in July & the ‘Community Fair’ in Sept. Feedback from attendees was very positive.

Like everything, these events don’t happen magically, they require volunteers and funding. Funding is the easy part, as the annual fees give us the budget to fund the events. Much more challenging is being able to secure the volunteer support needed.

Last year, **I asked ‘everyone to seriously consider stepping forward’** for at least one event this coming year, and I urged your neighbours to do so as well. We really would like to get some community participation back in Sun Rivers. **Well, guess what ..... nobody did.**

Thus, we have decided to try another approach. **Next year we will assign two neighbourhoods, respectively, to take on the organizing and hosting of the Sunshine & Wine and the Community Fair event.** Lenore & Deb will coach & manage you to success.

**The Utility Rate Committee (URC)** has been relentless at Bluestem’s door regarding the rate model structure, rebates, accounts funding etc. In order for us to review the rate model, an NDA was proffered by Bluestem for CSROA to sign. After a legal review, we were cautioned not to sign it without some serious revisions, which we are now engaged in. A short summary will head up our AGM along with a report.

**The Community Garden** has now been spiffed up with many thanks to the efforts of Bob Johnstone of 9<sup>th</sup> Green. Our plan going forward int 2025 is to establish a user-committee to manage it more independently, without constant input from the board. We will be writing to all active gardeners, urging them to form a committee, with a chair person and treasurer to manage the garden. We are not abandoning it, literally or financially, but rather changing the responsibility for the administration of it.

**Landscaping:** Sun Rivers Landscaping was successful in retaining the landscaping contract for the next year. As that entity is in corporate ‘limbo’ they would not commit to more than a single year.

**Legal Representation:** We have engaged Forward Law of Kamloops 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.

**Strategic Governance Committee:** This newly created committee is currently vacant, but in the year ahead we need to begin appointing members to make it an active sub-committee of the Board. The next few years are going to be pivotal to future governance of our community. When the developer (SRDC) reaches the “build out” point, at which time they will hand over the reins of managing the entire community to the CSROA, we need to be ready. **I strongly encourage anyone with municipal, legal or urban experience to raise your hand.**

I look forward to talking with you at the AGM.

Thanks,  
Mark Barrett  
Chair, CSROA Board