

Community of Sun Rivers Owners' Association

Tuesday, November 26, 2024
Kinetic Office – 202 1121 12th Street
Board of Directors Meeting - Minutes

Attendees: Mark Barrett Lenore Mallais Deb Janowsky Parm Armstrong Josh Keller
John Nymeyer Des Gelz Nicole MacKenzie Eric Yeo

1. Call to Order: 12:58 pm (Introduction of new board members)

2. Adoption of Agenda:

Moved: That the agenda be adopted.

Parm/Des Carried

3. Review and approve the minutes of Oct. 21, 2024, meeting:

Moved: That the minutes of October 21, 2024, be approved as presented.

Deb/Lenore Carried

4. Define CSROA

CSROA Board of Directors

President: Mark Barrett
Vice President: Lenore Mallais
Treasurer: Deb Janowsky
Secretary: Parm Armstrong
Directors at Large: Josh Keller
Des Gelz
Nicole McKenzie
John Nymeyer

Moved: That the board positions be declared as presented by acclamation.

Parm/Josh Carried

CSROA Committees:

Communications: Josh Keller
Utilities Rate: Doug Howard
Governance: Josh Keller
Traffic/Safety: Mark Barrett
Events: Lenore Mallais Deb Janowsky
Community Garden: TBA

Discussion regarding number of meetings, procedures, notices, agenda setting, reports, committee chair attendance and stationery allowance

5. Committee Updates/Reports

(a) Bighorn Report –John Nymeyer

- i) Cart path crossing signs are in place
- ii) Only golfers' signs to be removed for winter season to allow walkers
- iii) Update regarding Bighorn shares: individual trying to acquire more shares of Bighorn is apparently at 20%. The Bighorn directors would like to maintain member ownership model.

Appreciation was expressed to Bighorn for allowing community members to utilize golf cart paths for walking in the off season.

(b) Strategic Governance Committee

The committee is ready to begin looking at structure and framework for CSROA governance. We will need a legal viewpoint to ensure understanding of SRDC head lease as well as neighbourhood leases as a starting point.

6. Current Business

(a) Village Centre – Park Parcel – discussion

- i) Final documents are in the works for playground portion
- ii) A letter outlining use permission to be sent by Mark to Daycare facility that will be in the village centre
- iii) Iron fencing around playground will be 4' high
- iv) Meranti client has generously offered to cover 45% of cost, CSROA to cover 55%.

(b) Bluestem NDA for Utility Rate Model decision

- i) Discussion of Bluestem NDA sent to CSROA.
- ii) Still trying to understand agreement as meeting with SRDC was declined
- iii) Legal advice at this time is not to sign

7. New Business

(a) Review and discuss how to ensure grassroots feedback to neighbourhood reps when voting on community issues

(b) Access to Bluestem/CSROA Agreements

- i) Still a problem as there is no access to what is in the agreement
(Will work with our lawyers to continue addressing this issue)

(c) Update re Entrance Water feature and Hwy 5 improvements

- i) SRDC has replied that this work will be done in the spring of 2025.

(d) Communication

- i) New website will provide further opportunities for communication.

8. Next meeting date: January 8, 2025

9. Adjournment: (2:15pm) Moved that the meeting be adjourned.

Lenore/Josh Carried