

Community of Sun Rivers Owners' Association

Feb 11, 2025, 1:00 PM

Kinetic Office & Zoom

Minutes

Attendees: Mark Barrett, Lenore Mallais, Deb Janowsky, Parm Armstrong, Josh Keller, Des Gelz, Nicole Mackenzie, Eric Yeo

Regrets: SRDC, John Nymeyer

1. Call to Order at 1:03pm

2. Approve agenda

Moved that the agenda be approved

Des/Josh

carried

3. Review and approve minutes of board meeting held Nov 26, 2024

Moved that the minutes of November 26 BOD meeting be approved

Lenore/Des

carried

4. Review of current financial statements (attached)

The fiscal year ending December 31, 2024 ended with a large surplus due to six main line items...

- i. Community Events Expense – due to a number of sponsors stepping up, there was a large savings of \$5,290.
- ii. Landscaping and Groundskeeping - We were able to save \$11,160 due to tendering the contract and moving some of the expense to the actual neighbourhood that the landscaping was being completed in (CSROA not covering expenses for estate neighbourhoods).
- iii. Landscaping Projects – money had been set aside to complete some upgrades around the entrance waterfall/feature that needed to be completed before it was taken apart for the construction of the roundabout. This included some work to irrigation, topping up of mulch and some new plants. This would be the responsibility of CSROA once the entrance waterfall/feature is fully operational again. As the project was not completed, we couldn't complete these updates. Other factors in this line item were that we didn't spend as much as anticipated on topping up bark mulch in other areas and replacing plants, cleaning up pathways, etc. Total savings on this line item were \$12,802.
- iv. R&M - Seasonal Lighting – Currently we have approximately 300 seasonal snowflakes which need to be restrung with new lights approximately every three years. Due to the number we were able to restring in 2023 we didn't need to do any in 2024. All were reported to be in good condition when they were removed in the spring. We will be looking to have a bunch restrung again in 2025. This was a savings of \$14,330.

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- v. Utilities – Irrigation – All of the irrigation servicing CSROA lands has been built off of the golf course irrigation. In spring of 2024 there was an inventory completed of all the heads and a calculation of the actual usage was conducted. This was billed back to CSROA at a lesser rate than expected. A savings of \$5,873 occurred.
 - vi. Income – there was an increase in income mainly due to the increase in units in the community (mainly the Age Home) as well as some donations made for the community fair. In total there was \$16,445 more collected than budgeted.
- The fiscal year ended with a total surplus of \$67,272.

Moved: That the unused funds be moved to Reserve Fund. Des/Josh carried

Moved: That the financial reports be approved as presented. Deb/Lenore carried

5. Committee Updates/Reports

- a. Traffic & Safety - Report submitted by Mark Barrett and Malcolm Ashford (Attached as Appendix A)
It has been brought to CSROA's attention that the Emergency access (through Ironwood by Care Home) is being used by Sunrivers residents for regular use as short cut in and out. This is an emergency exit only and must not be used as a regular traffic route. RCMP will be notified if violations continue.
- b. Utility Rates Committee
Doug Howard has made the decision to resign from the Utility Rates Committee; We would like to take this opportunity to thank Doug wholeheartedly for his years of contribution to this committee. and hard work on behalf of our residents.
Recommendation to consider moving this committee's work into our Governance committee in the future
- c. Strategic Governance Committee
No update as we are waiting for lawyers to complete their initial information gathering for governance of Sun Rivers.
- d. Webpage & Communications – Update presented by Josh Keller
Viewpoint Digital provided a video of the first draft of the website design. This included the overall look of the website including flow, colours, content, etc. This also included a draft of the mobile site. Feedback was provided to Josh to take back to Viewpoint Digital

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for adjustments. Overall, the board is very impressed with the new site to date. We are still on track for a launch in the spring.

- e. Events – Report submitted by Lenore Mallais and Deb Janowsky (Attached as Appendix B)

Thank you to those volunteers that have come forward to help with running of stations at the Community Fair. However, we have not had anyone come forward to be the lead organizer for the Community Fair. Unfortunately, for this reason the Community Fair will be cancelled for 2025. The upcoming newsletter will have more details of the events that will move forward this year.

- f. Garden: Feb 20th kick-off meeting with Bob and Lenore & 4 volunteers along with Mark and Eric.

- g. Community Ambassador

Lenore reported that this program is going well. A group of volunteers have been able to meet with several new owners and pass along the Welcome Packages. Some neighbourhoods have had a representative join them to meet with their new members of their neighbourhood association. Many positive remarks have been communicated to Lenore about this program. It was suggested that the Welcome Package be sent again to all owners within Sun Rivers.

- h. Big Horn – no report submitted.

Check website in the coming weeks for opening dates and events happening at the golf course.

- i. Bluestem Operations

Mark and Eric have rescheduled their quarterly meeting with Bluestem Utilities for March 11th.

Please be reminded to sign up for the Alertable App for Bluestem Utilities so you can receive instant notices of boil water advisories, emergencies, etc.

Moved that the committee reports be accepted and included in the minutes with thanks to all the people involved.

Parm/Deb

carried

6. Current Business

- a. Playground Update – the playground has been ordered and is expected to arrive in early spring. Installation will happen shortly after arrival (weather permitting).

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- b. Centre Parcel Lending Library – new library will be built and installed in Sun Rivers Commons (Village Centre).
- c. Bluestem NDA for Utility Rate Model – CSROA has been advised by legal counsel not to sign the NDA as it is too cumbersome on individuals of the association. CSROA will move forward with other tasks with Bluestem and look to build better working relationships with the SRDC to obtain the information required for overseeing the day to day operations of Sun Rivers and keeping the high standards of maintenance within Sun Rivers that owners expect.
- d. Legal Update
Mark met with legal Counsel from Forward Law on November 26, 2024. They will focus on review of the head lease and other governance of Sun Rivers to better understand the relationship between SRDC and CSROA to determine current and future CSROA responsibility and authority.

7. New Business :

- a. Review & discuss communication avenues to ensure neighbourhood representatives to vote on behalf of their neighbourhood and not personally, ie Special Resolutions at a General Meeting.
CSROA will host a meeting in the spring with all neighborhood representatives and review the role they play in communicating between their neighborhood association members and the CSROA. KRPM to work with neighbourhood associations to come up with procedures on this as well to better understand their responsibilities.
- b. No Trespassing onto TteS Land
TteS bylaws department approached KRPM office in December with concerns of resident of Sun Rivers trespassing onto TteS private land (outside the boundaries of Sun Rivers). This is of great concern to their members as non-members of TteS are not insured to be on their land. CSROA will seek assistance from TteS to better educate Sun Rivers residents that our community of the surrounding private property that has ceremonial, ancestral and archeological rights and the TteS bylaws must be respected. For more information on the bylaws and your options for using this land (hiking, biking, etc), please reach out to TteS directly.

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c. Speculation & Vacancy Tax (SVT) exemption

There are exemptions for the need to file for the SVT for some areas around the province. Each homeowner is responsible to research this themselves for their specific situation, to ascertain whether or not they are exempt. Please visit

<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax>

d. Access to Bluestem/CSROA Agreements

Legal Counsel is in the midst of reviewing everything and will report back to CSROA when completed.

e. Update from SRDC on Entrance Water Feature & Hwy 5 improvements.

No update was provided prior to this meeting.

f. Communications with Ttes

TteS is working on a communication that can be sent out to owners of Sun Rivers that will help direct questions to the right organization so owners are getting timely and accurate information. This communication will be sent out once completed.

8. Next Meeting Date: March 18, 2025 at 1:00pm at Kinetic's office and via zoom for those out of town.

9. Meeting Adjournment. 3:09pm

Moved that the meeting be adjourned.

Des/Nicole

carried

TRAFFIC

1. Some concerns were received regarding the emergency exit roadway, specifically, the amount of resident use to access their homes from E. Shuswap Rd. and the unauthorized parking along the shoulders.
 - a. T&S committee suggest contacting RCMP to enforce the restricted use of the access road. Have 'No Parking' signage erected with monitoring & enforcement by Indigo.
 - b. Liaise with Adult Care facility regarding their use & general observations.
2. CSROA to have Kinetic download data from speed reader at current location.

SAFETY

1. No report or update available

Community of Sun Rivers Owner Association (CSROA)

Community Events Report

Tuesday, February 4th, 2025

Special Events Committee: Lenore Mallais & Deb Janowsky

Community Fair - Proposed date of Sunday Sept 14

Kinetic Realty & Property Management sent out an encouraging email asking residents of Sun Rivers to volunteer their time to the organizing of community events. To date, three people have offered to help. Two of these ladies have no interest in taking on any lead roles but rather would assist at one of the predetermined stations at the fair. The third lady has said she would assist in the actual organization of the community fair. A dismal response and certainly not what we were hoping for.

The future of our special events will depend on more participation of residents. Lack of interest could be the end of this event.

Garage Sale – Date tbd

The Garage Sale is very easy to organize.

It involves:

- choosing the date and advertising the event both inside and outside of Sun Rivers.
- this year we will ask for suggestions as to the date
- retrieving the signs from the garden shed and having people pick up and sign them out
- having the signs returned and brought back to the shed

Should we proceed with the date process?

Sunshine and Wine – Date tbd

A smaller than expected turnout in 2024 but rave reviews from all who attended.

- very easy event as Mason does the food
- Kinetic collects the funds and list of participants
- Cost was just shy of \$5000

Should this be done again this year?

Any suggestions for other events that might work well in our community?

We hope that once the center parcel is completed and the ‘Common’ area is ready, we might consider...

- Artisan Sunday
- Kids Kraft Tables
- Theme Day
- How to Events such as Creating Greeting Cards etc
- Paint Event

The wheels are turning 🤗

Any other suggestions for events etc. that you think might work in our community?

Lenore Mallais
Deb Janowsky
Special Events Committee, Sun Rivers