

Community of Sun Rivers Owner Association  
(CSROA)

Board of Directors Meeting  
April 15<sup>th</sup>, 2025, at 1:00pm  
Kinetic HQ

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Mark Barrett               | <input checked="" type="checkbox"/> Deb Janowsky | <input checked="" type="checkbox"/> Parm Armstrong |
| <input checked="" type="checkbox"/> Lenore Mallais             | <input checked="" type="checkbox"/> Josh Keller  | <input checked="" type="checkbox"/> Des Gelz       |
| <input checked="" type="checkbox"/> Nicole Mackenzie (by ZOOM) | <input checked="" type="checkbox"/> Patty Smith  | <input type="checkbox"/> SRDC                      |
| <input checked="" type="checkbox"/> Eric Yeo (KRPM)            |  |  |

**Agenda**

Guest Presentation: Brent/Brianna. Meranti Update

- 1) Call to Order 1:00pm
- 2) Approve Agenda  
**Moved that the agenda be approved**  
**Deb/Des carried**
- 3) Welcome Patty Smith form Big Horn
- 4) Meranti Presentation:
  - i. 1020 Talasa have businesses setting up
    - a) Pizza Hut opening is imminent
    - b) Wasabi Modern Kitchen has early summer opening scheduled
    - c) Discovery Early Learning Day Care is ready for registration
    - d) Still a couple of spaces unspoken for
  - ii. 1010 Talasa will be completed in the next 6-8 weeks
    - a) There will be a pharmacy on the first floor.
    - b) The back of the building is a construction zone. Waiting for fencing of playground before seating areas are completed. Security cameras and lighting allow for monitoring of area.
- 5) Motion to approve the Minutes from the previous Board of Director meeting as held Tuesday, March 18<sup>th</sup>, 2025  
**Moved that the Minutes of March 18<sup>th</sup> be approved**  
**Deb/Lenore carried**
- 6) Review of Financial Statements as of February 28<sup>th</sup>, 2025
  - i. To end of February on budget except legal bill hasn't been paid, but we will be right on budget
  - ii. Community Events - underbudget
  - iii. Snow removal – slightly overbudget**Moved that the financial statements be approved as presented.**  
**Lenore/Des carried**

## Community of Sun Rivers Owner Association (CSROA)

### 7) Committee Reports

- i. Traffic & Safety Mark Barrett, Malcolm Ashford  
Discussion of Age Care Entrance Driveway  
CSROA has no authority regarding the driveway to Care Home. The Ministry of Highways has not allowed opening of entrance on Shuswap, yet which has resulted in need for Care Home traffic to come through emergency gated road. This emergency exit is not for the use of Sun Rivers residents for an alternate route. Bluestem has responsibility for Age Care driveway. Bluestem has closed the road as per the Ministry instructions, see Alertable Advisory.
- ii. Strategic Governance & Utility Rates Committee Josh Keller (interim)
- iii. Webpage & Communications Josh Keller  
Website is projected to be launching around July 1<sup>st</sup>
- iv. Events Committee Lenore Mallais  
See attached – Appendix A
- v. CSROA Garden Committee Toni Barrett  
See attached – Appendix B
- vi. Community Ambassador Lenore Mallais  
Program running smoothly, require a designate greeter for Paloma Building.
- vii. Bighorn Golf and Country Patty Smith
  - Golf season is well on its way. Men’s and Ladies’ nights established. This year a new event has been added...fun ladies Par-tee Night monthly on Mondays. Check the Bighorn Golf and Country website for further information.
  - Bighorn is aware of some issues on the golf course and will clear brush and review signage to ensure safe golf cart crossings.
  - Care Home visitors/residents are reminded there is no walking on the golf course.
- viii. Bluestem Operations Report Mark Barrett, Eric Yeo  
No updates or changes to report  
**Moved that all committee reports be accepted with thanks.**  
**Deb/Josh      carried**

### 8) Current Business

- i. Village Center & Park Parcel
- a. Update from Meranti (as above)

Community of Sun Rivers Owner Association  
(CSROA)

- ii. Recap of April 2<sup>nd</sup> Forward Law Update meeting

**Moved that we direct Forward Law to initiate a Bylaw review to assist in establishing alignment with CSROA governance goals.**

**Mark/Deb. carried**

- 9) New Business

- a) Talasa Traffic Concerns: Meranti has been made aware of residents' safety concerns and will address the issue. Other developers will be notified in writing.

- 10) Next meeting Date: May 14. 1:00pm Kinetic Office

- 11) Termination of Meeting

**Moved that the meeting be adjourned**

**Josh carried**

DRAFT

## Community Events Report

April 2025

Our first scheduled event is the Community Garage Sale which is scheduled for Sunday, May 25 from 10-3. Kinetic Realty and Property Management has added the CSROA event calendar and within the news section found on [www.mysunrivers.com](http://www.mysunrivers.com).

We will send the info to Bighorn to publish if possible.

We will put the info on Facebook and any other areas available. Posters from the past will be used to save a few dollars. My partner likes saving money and I like her 😂 so we will reuse what is available. Signage, to direct buyers into participating neighbourhoods, will be available the week before the sale date. Pick up and drop off signs at Lenore's house.

### Sunshine and Wine Event

Tentative Date  
Sunday July 6  
1pm-3pm??

We will need to have some idea as to how many people plan to attend this function before committing to Masons.

I believe that three weeks advance notice is what they requested last year. If we choose to proceed, we will ask Kinetic Realty and Property Management to collect the \$10 charitable contribution and supply the number of people planning to attend as done last year.

### Summer Fun

Activities within Sun Rivers Commons will depend upon the completion of our 'gifted' and useable area in the months of July and August.

Hoping for fun in the sun 🌞

**Lenore Mallais Deb Janowsky**  
**Special Events Committee, Sun Rivers**

## Garden Committee Report

April 2025

SR Community Garden Report:

1<sup>st</sup> GC meeting March 23<sup>rd</sup> at the Garden:

- We would like to have a work party at the start of the year and maybe one in the mid-summer (hopefully, these could replace the clean-ups done by Sun Rivers last year)
- Would like to see a list of who is on the garden committee with their contact info posted at the garden so if people have concerns etc they can contact one of committee members.
- Custom Yard Works be emptying the compost on a regular basis (as Sun Rivers has done in the past)
- Garden water to be turned on by April 18th (weather dependent)
- There are currently 8 plots available (out of 55)

Paid for out of Sun Rivers (Capital costs):

- Entrance Repair - waiting on costs
- Fence posts replacement & fence mending (6 posts need to be replaced) approx. \$700 + GST
- Board replacement (plots 6,7,22,24,25,28,37,40, & 47 require new forms) – completed & Board replacement around the raspberries – completed - \$ estimated at \$800. Final price?
- New landscape fabric & gravel on all the common space & around garden plots (this is due to the destruction caused by the flooding in 2021) - waiting on costs and if approved

CG Operational Budget:

- Soil for plot top-ups (4 yds to be delivered Apr 11<sup>th</sup> - \$150-175 per yard of soil), then we can see if we still need any more (last year 8 yds were delivered, but really only needed about 6)
- We feel any unrented plots as of May 1st should be made available to the current gardeners at 1/2 price
- 2<sup>nd</sup> plot taken on to garden on behalf of the Food Bank during the 2025 gardening season, that the committee will waive the plot lease fee (if plots available).
- Need to ensure voles and other rodents are kept at bay

We may want to look at replacing the hose at the east end of the garden (as it is stiff and heavy).

**Toni Barrett**  
**Community Garden Committee**