

NORTHWEST NANOOSE RESIDENTS' ASSOCIATION

MINUTES OF THE 2007 ANNUAL GENERAL MEETING

HELD AT NANOOSE PLACE, JUNE 11, 2008

The President called the meeting to order at 7.07 pm.

The Secretary reported that there were 25 members in attendance and declared that a quorum of 10% of the paid-up membership was present. The following Board Members were present:

Lewis Vermeulen, President
Neil Watson, Treasurer
Ken McCready, Secretary
Bob De Buysscher
Don Stewart
John Hardman

1. PRESIDENT'S REPORT

The President introduced the Board members and read the Constitution of the Association. He reported that the Board had met eight times since the last AGM, and had guests to address specific topics on two occasions. Mary Jane Bowie had been elected to the Board at the 2006 AGM but found that pressure of work prevented her participation and resigned in October. The topics that the Board had discussed were to be covered in more detail under specific items of the agenda which was then reviewed briefly

2. ADOPTION OF 2006 AGM MINUTES

Neil Watson moved and Diane Hill seconded that the minutes as posted on the website be accepted. Passed unanimously.

3. FINANCIAL REPORT

The Treasurer reported that as of Dec 31 2007 the Association had a current account balance of \$2146.31 and a savings account of \$4400.73. There were 155 paid up members with 83 having pre-paid their 2008-09 membership.

Neil Moved the adoption of his report and John Hardman seconded. Passed unanimously.

4 UPDATES ON WATER/SEWER ISSUES

John Hardman gave a report on water issues, covering the history of the Fairwinds' request for a Filtration plant, the potential impact on our members and the reason for the Board's vigorous protest to RDN staff. He was pleased to report that staff are now recommending to the Committee of the Whole that the Filtration Plant not be built. In his opinion the Filtration Plant is a dead issue.

A member indicated that a recently dug well at Claudet and Rothwell had yielded 145 gals/min of excellent quality water. Another member asked if when opening new wells did the RDN assess the impact on existing wells in the area. Neil responded that such an assessment was part of the consultant's mandate.

John then moved the discussion to the proposed study of Drinking Water Quality and Availability in the RDN. This would take about 10 years and cost about \$5.22 million. It has been proposed that acceptance of this proposal be subject to a referendum in the Fall. A member indicated that he was concerned about the cost. Despite a reduction in his water usage his water bill had increased by 59%. He would prefer seeing the RDN spending the money on ensuring increased water supplies for the future. Another member drew the meeting's attention to a provincially funded project on water tables being undertaken by Reagan Purdy(sp?) at Malaspina. Members generally expressed a concern about the cost and the motives for the proposed study.

He demonstrated a particulate filter system that can be cheaply installed if members did feel that they needed extra filtration.

As follow-up John undertook to look into the water cost structure and the quality of the Claudet well and to report back to NNRA members.

SEWERS It was reported that the Board were still pursuing the installation of mains sewage in the area but are not optimistic about a short term resolution. Grant aid requires 100% approval of the minimum lot size for new developments of 1 hectare for sewage. Certain regions within the RDN are known to be against this so unanimous approval is unlikely

5 INCORPORATION STUDY

Neil reported that the Board had approved a resolution to request the Provincial Government to undertake a study of the impact of incorporating Area E . He emphasized that this was a request for a study and in no way indicated that the Board was for or against such incorporation. NPORA does not support the idea but the Fairwinds Association does and has taken the lead , but no further action is planned until after the November elections. A member asked that the Board review the Lantzville experience before instigating another study. Prior to incorporation Lantzville had a net tax revenue of about \$450,000 and Area E currently has about \$1.5 million. The topic will continue to be raised at the monthly meeting of representatives of the residents' associations with George Holme.

6 ELECTION OF DIRECTORS

Six of the existing Directors have agreed to let their names stand for re-election. **Lewis Vermeulen, Don Stewart, Neil Watson, John Hardman, Bob de Buysscher and Ken McCready.** There were no nominations from the floor so the above candidates were re-elected by acclamation. **Don Bossert, Devin Barker and Ross Petersen** were reported to have indicated their willingness to participate in the affairs of the Association, but as they were not at the meeting and had not indicated whether they wished to participate on the Board or on a Committee, they are to be contacted after the meeting.

7 QUESTION PERIOD

A) **NNRA Boundary?** Will Madrona Heights and Timberstone be included in the NNRA? Neil responded that yes those areas were included in the originally proscribed area of the Association.

B) **Failed Septic Fields.** A rising number of cases of failure of septic fields is a major trigger indicating the need for a sewer system, however, we have no way of determining the incidence of such failures. Were members willing to report such failures to the NNRA on a confidential basis? There was no consensus.

C) **Communications;** Are members content with the level and type of communications from their Association? It was suggested that the web site be the principle method of communication supplemented by increased use of the NNRA notice boards, including notices of new postings on the web.

D) **Sewer System Alternatives;** It was stated that with a considerable portion of the residences in the area being at least 25 years old, a number of decisions about renewing the septic fields will have to be made imminently. As systems are rebuilt there will be a diminishing number of people prepared to pay for a sewer. The Board was asked to investigate the financial alternatives, as well as the potential environmental impact. An information sheet to residents outlining the alternatives should be prepared prior to a survey of the level of interest in the alternatives. This would precede any request to the RDN for a binding referendum.

Mike Gray made a motion to adjourn the meeting at 8.48 pm.

**INTERIM MINUTES SUBJECT TO
APPROVAL AT THE 2008 AGM**