

NORTHWEST NANOOSE RESIDENTS ASSOCIATION – DRAFT #4

January 16, 2007

7:00 pm – 1527 Madrona – (Lewis Vermeulen's Home)

IN ATTENDANCE

President	Kirke MacMillan
Vice-President	Dave Jamieson
Treasurer:	Frank Herman
Secretary	Greg Field
Directors at Large	Mike Gray
	Bob De Buysscher
	Lewis Vermeulen
	Don Stewart

(Note: These minutes have not been formally approved and are subject to change)

1. CALL TO ORDER

- The meeting was called to order by Kirke MacMillan at 7:02 pm.

2. PREVIOUS MEETING MINUTES – November 21, 2006

- The minutes were reviewed and accepted as written (draft #4)

3. TREASURER'S REPORT

- Chequing Account balance is \$1306.36
- Surplus at the end of 2006 is \$857.90. This is an improvement over the previous year.
- Total assets in cash and bonds is \$5560.75.

4. MADRONA SEWER UPDATE (Kirke MacMillan, Lewis Vermeulen)

- Estimate of Home Owner Installation costs:
 - o The previous cost estimate from the RDN for this work was \$2000 - \$4000.
 - o Lewis Vermeulen received an estimate of the home owner's installation costs from the contractor who did some work for him. Summary:
 - 100 foot easy trenching without pump: \$2500
 - 250 foot easy trenching without pump: \$3200
 - 100 foot easy trenching with pump: \$3500
 - Rock breaking (addition to above): \$ 250 - \$400 per hour
 - o Kirke MacMillan received a cost estimate of \$1000 for the electrical work associated with the pump installation.
 - o Based on the estimates received, the RDN estimate may be low for many home owners.
 - o In discussion related to the above, the question was raised as to whether a home owner could re-use some of his existing infrastructure in order to reduce the costs.

- Kirke MacMillan received an e-mail from Glen Gibson (VIHA) stating that VIHA would not be writing a letter of support for the application.
 - o This seems to contradict the guidelines for an Infrastructure Grant Application which state that letters of support are required.
 - o The RDN feels that letters of support are necessary for a successful application.
 - o **Action:** Kirke MacMillan will continue attempting to clarify this situation.
- Information received from the RDN (Finnie / Moorman):
 - o The RDN is making the funding application on behalf of Madrona
 - o This the highest priority (only) application the RDN is currently working on
 - o Kirke MacMillan requested a copy of the funding application paperwork. The RDN responded that this is not possible because the forms are online and only available to municipal clients.
 - o The funding application will require letters of support. (The NNRA Directors noted the apparent conflict with the VIHA comments above)
 - o The RDN may engage an outside consultant to assist in completing the funding application.
- Additional comments:
 - o George Holme and Joe Stanhope are both in support of this application.
 - o The NNRA offered to help with the funding application - the RDN did not take up this offer.
 - o The funding application documentation requires that project must have a minimum of 25 septic systems, of which 25% or more have failed before funding is considered. There was concern that the documentation requirements for the application will be difficult to meet before the deadline.

5. LETTER TO CITY OF PARKSVILLE REGARDING THE CRAIG BAY SEWER EXTENSION AGREEMENT (Kirke MacMillan)

- The “Craig Bay Sewer Extension Agreement” (CBSEA) and the City of Parksville “Craig Bay Sewer Main Extension Latecomer Charge Resolution 1995” were documents describing the costs for latecomer connections to the Craig Bay Sewer. The CBSEA Agreement expired in 2005. The City of Parksville could bring in a successor Resolution to extend the term, although that is not considered likely at this time,
- However, there is concern that the City of Parksville may charge Madrona Service Area residents a fee for use of the City of Parksville sewer pipes and pumping stations. We need to clarify this situation so that residents have full knowledge of the potential annual operating costs.
- It was suggested by George Holme, for expediency purposes, that the NNRA should write a letter requesting clarification from the City of Parksville.
- Kirke MacMillan will prepare a draft letter but is reluctant to forward it until Schedule “A” of the City of Parksville resolution 95-607 is obtained from the City of Parksville Engineering Department.
- **Action:** Kirke MacMillan to continue searching for the missing documentation.

6. MEETING WITH ANDREW PEARSON (Bob DeBuysscher)

- A meeting is scheduled with Andrew Pearson on January 22. This is a follow-up to the previous meeting.
- The purpose of the meeting is to further investigate if there are circumstances under which the City of Parksville may attempt to annex the Madrona area.
- Since the last meeting the NNRA has studied the Municipal Act and are concerned that the requirement for annexed areas to be contiguous with the existing city boundaries may have been removed from the Municipal Act.

- The possible connection between annexation and the installation of sewers will be discussed.

7. PROVINCIAL HOMEOWNER'S GRANT (Mike Gray)

- The threshold for the Homeowner's Grant has been raised from \$780,000 to \$950,000.
- For assessments above \$950,000 the grant amount decreases by \$5 per \$1000 of assessed value.
- The target for the Homeowner Grant Program is for 95% of homeowners to be eligible.

8. NNRA NEWSLETTER ARTICLES – POLICY GUIDELINES

- There was discussion regarding the need to have a set of Policy Guidelines for acceptance of articles for the NNRA newsletter.
- Discussion indicated that the following should be considered in the guidelines:
 - o Preference would be given to articles discussing issues local to the Madrona area
 - o Articles should be of general interest and not editorial in nature
 - o Articles from paid lobbyists or with strong political views should be avoided
 - o All articles should be submitted to the NNRA BoD or an Editorial Board (if one is formed) prior to acceptance
 - o The NNRA BoD would retain the right to refuse, edit or excerpt articles
- **Action:** Greg Field to compose draft guidelines for review by the NNRA Directors.

9. DIRECTOR'S MEMBERSHIP LIST REQUIREMENTS

- An electronic copy of the NNRA Membership file was sent to Kirke MacMillan.
- **Motion:** That the secretary receives an up to date digital backup copy of the membership list on a quarterly basis.
After a short discussion, the motion was carried.
- **Action:** Greg Field will circulate a portion of the file to the Directors. Information will include:
 - o Resident Name, Address, and Telephone #
 - o Resident E-mail Address
 - o NNRA membership status for current year

10. OTHER ISSUES

- Discussion about the large number of hydro failures recently and whether or not this was a vegetation management issue.
- Don Stewart cited an article from The News (January 16, page A19) that reported the following:
 - o Rural policing costs will be increasing and will result in an increase of \$35 - \$47 for the average Oceanside home. The initial mill rate estimate is between 25 and 37 cents per \$1,000 of property assessed value.
 - o Rural policing costs are based on assessed value
 - o The legislation will be passed in the Spring Session

11. ADJOURNMENT

- The meeting was adjourned at 9:15pm.
- Next meeting is Tuesday, February 20th at Bob DeBuysscher's house.