

# NORTHWEST NANOOSE RESIDENTS' ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

JULY 16 at Don Stewart's

### **In Attendance;**

Lewis Vermeulan;	President
Bob de Buysscher	
John Hardman	
Ken McCready;	Secretary
Don Stewart	
Neil Watson;	Treasurer

Mike Donnelly, RDN Official; Guest

### **1. Call to Order**

The Chair called the meeting to order at 7.01 pm.

### **2. Adoption of Minutes of June 2008.**

As the minutes had been pre-approved they were passed unanimously.

### **3. Treasurer's Report**

There was no report from the Treasurer.

Mike Donnelly of the RDN attended the meeting in response to a BOD request to discuss a variety of water related issues. He joined the meeting at 7.06pm.

### **4. Water Issues**

#### **a) Water Rates**

Mike provided the Board with copies of the memo "RDN Water User Rate Changes" and related RDN memos dated December 18, 2006, and March 29, 2007, which can be reviewed on the RDN internet site. In addition he explained that the rates are based on costs incurred per cubic meter produced, while capital costs are recovered through parcel taxes. These operating costs reflect costs that are often outside the control of the RDN. Hydro rates are an example but are kept as low as possible and he cited the installation of variable speed pumps to increase efficiency. Fuel costs are not significant and labour costs include only one person increase over the five year budget period. The water rates reflect total costs for the water supply as a stand alone item and are in no way tied to other operations of the RDN. **The Board agreed to review the documentation and to contact him if further details are required.**

The infrastructure is being improved through the unification of the well system in order to equalise water pressure throughout the system. This will be achieved through the utilisation of the Fairwinds' reservoir as the common pressure base.

Area E is primarily served through well water, supplemented by 40% coming from the

Englishman River during the summer. The RDN has determined that reservoir construction is too expensive and when additional supplies are required it is anticipated that it will be through new wells. A recent report has identified potential sources and a copy has been requested for NNRA. There is no urgency for new exploration as existing wells are operating at less than full capacity.

The Board advised Mike that they would be monitoring water rates on an annual basis. He said that his 2009 Budget would be available in September and **the Board agreed to contact him for details.**

## **B) Water Usage**

The Board was supplied with a copy of the maps showing individual lot water utilisation rates for the summer of 2007 and the winter 2007-8. Publicity initiatives to reduce consumption in the high consumption areas of Fairwinds are being undertaken. Nevertheless overall consumption in Area E has been reducing and it is anticipated that known, but not yet developed, supplies are sufficient for the planned increase of 1800 lots in Fairwinds and 400 lots in the rest of the area E. It was suggested to Mike that the RDN needs to provide information on appropriate domestic filtration systems. The purpose of the BOD in requesting these maps was to assess if undue pressure was being put on the water system by any one area and hence stretching the system requirements.

Fairwinds was the heaviest user but in view of Mike's comments that the overall water use was actually in decline in Area E it did not seem that undue pressure was being put on the system. The BOD has a copy of these maps.

## **C) Action For Water**

Mike provided a copy of the presentation "Action For Water" dated July 2008 which is available from the RDN. This is the initiative that will be the subject of a referendum during the Fall municipal election. The objective is to better understand water availability and the impact of potential hazards in order to make sensible decisions on development and land utilisation.

Discussion with the Board centred around the need for the study if supplies are adequate and the scale of the proposal. There was concern expressed that the cost was excessive given that it appears that, as Parksville, Qualicum Beach and Nanaimo are declining to participate, the rural population is being asked to cover the entire cost although the urban centres are the major water users. The question was raised as to whether the scope could be restricted in some way such as the Englishman River Watershed. This can be considered but the degree to which jurisdictions and water sources overlap make such a geographical restriction difficult.

The RDN will finalise the wording of the referendum question by the end of August and will hold public consultations in September and October. Mike will update the Board on developments in September.

The BOD expressed concern that it was unlikely it's members would support the proposal as currently constituted. In particular the BOD wanted to know the overall justification for the watershed study. Mike could only identify one major concern which was that precipitation levels have been falling of late and the snowpack on Mt. Arrowsmith appeared to be reducing and this would lower flow in the Englishman river ( amongst others). Also some signs of pollution were starting to appear in the river. These items, although not currently alarming, could be the cause of future concerns. Hence the need to address the issue and gather info now. The BOD responded by suggesting that, if that were the only area

of future concern, the RDN just study the Englishman River area along with the City of Parksville to share the costs as they also share the water supply.

Mike suggested it was unlikely that the 2008 proposed study would change significantly but, if it failed in the fall vote, a fallback reduced scope proposal would be considered in the future

Mike left the meeting at 8.25pm

#### **4. Election of Executive**

It was agreed that the Board structure for 2008-9 will be;  
President and responsible for Liaison with Fairwinds on any Incorporation Study; **Lewis Vermeulen**

Vice-President and Responsible for Water Issues; **John Hardman.**

Treasurer and Responsible for Sewer Issues; **Neil Watson**

Secretary; **Ken McCready**

Director-at-Large and Website update leader; **Don Stewart.**

Director-at-Large and Sewer Issues back-up; **Bob de Buysscher.**

The recruitment of other Board members was discussed and some potential candidates will be contacted.. The need to expand the membership of the Association was emphasised and any new Board recruits will be asked to coordinate that including the possible re-invigoration of the Block Captain concept.

#### **5. Sewers**

As a result of the recent changes in BC Cabinet responsibilities there may be a relaxing of the Provincial Governments strict requirement for the one hectare lot size requirement throughout the RDN. George Holmes has agreed to speak with the new Minister. The Board decided that we should also contact Ron Cantalon to encourage him to also approach the Minister. We now have written confirmation that if we do go ahead with the non-subsidized installation of sewers the tax costs can be deferred by all taxpayers over 55 years of age.

#### **6. Incorporation Study**

Fairwinds has taken the lead on this and identified the person responsible for leading the initiative. Lewis has agreed to be the Board's liaison with him.

#### **7. Any Other Business**

The Secretary was charged with renewal of the Association registration with the Provincial Government.

Website update will be undertaken by Don and Lewis.

#### **Next Meeting**

Will be held on August 27 at Bob de Buysscher's.

The meeting was adjourned at 09.14pm.