

NORTHWEST NANOOSE RESIDENTS' ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 18, 2009 at The Rocking Horse Pub

In Attendance;

Lewis Vermeulen	Chair
Bob de Buysscher	
John Hardman	
Ken McCready;	Secretary
Don Stewart	
Neil Watson;	Treasurer

1. Call to Order

The meeting came to order at 7.10 pm.

2 Treasurer's Report

The mailout to all the residents cost 17 cents per household for a total cost under \$55 including photocopying.

3. Sewage System Petition: The main purpose of the meeting was to discuss the information the RDN provided at the Open House on June 15, assess impressions directors garnered from discussions with homeowners and to determine any further actions required.

a) Information Provided:

The estimated costs were based on a per lot allocation and assumed that the costs would be paid off over 20 years at an annual interest rate of 5.85%.

There was no indication given of the number and appearance of the required pumping stations.

There were no estimates provided about the option of status quo, or of the costs and timing of remediation of septic fields.

A sample petition was provided which indicated that only those voting in favour of the sewage system should respond. When some residents asked how the vote will be counted they received opposing responses from RDN officials.

The annual operating cost of the system will be \$500 per lot likely rising in the future with inflation. Nancy Avery of the RDN estimated there are 110 waterfront properties representing 51% of the assessed values and 210 non-waterfront representing 49% of assessed values.

b) Impressions Received:

A number of people were concerned as to why the assessed value of lots should be taken into account in determining the results and, as it is a factor, why is the sewage assessment not based on a mil rate. There was uncertainty amongst the RDN officials about the answer. The Local Government Act sec 497 outlines how these petitions are conducted.

There was a lot of uncertainty about the potential life of existing fields and the costs of remediation if breakdowns occur. There was a feeling that no one knew the state of the existing systems nor if any health risks existed. i.e. does the green vegetation on the shore represent a problem?

The estimated annual cost of \$2185 per lot appears expensive and as an annual tax levy will effect house prices.

What are the implications for vacant lots?

Most people seemed to be of the opinion that the project was too expensive and that it is unreasonable to expect residents to pick up the total costs when most other areas had received grants from senior levels of government.

Others, particularly those with aging fields, were of the opinion that this is probably as good an option as there is going to be so will vote in favour, feeling that it will also enhance the marketability of their homes.

c) Further Actions

Encourage the RDN to be totally clear in their petition wording as to whether or not the cost will be per lot or mil rate based.

Details should also be provided as to the cost per household if the total cost is paid up front rather than being financed.

The RDN also needs to be clear as to what happens if the costs increase, and to per lot charges if additional lots are created.

Details of typical pumping/generating stations need to be obtained and potential locations identified.

The NNRA should insist on having a scrutineer at the opening of the petition responses to ensure that petitions are accurately recorded and any negative responses mistakenly returned are not counted as positive.

Arrange the AGM of the Association as soon as possible after the petition has been received. The role of the NNRA Board at that meeting will be to ensure as much information as possible is provide, discussion of the options is encouraged and outstanding questions are forwarded to the RDN. No vote will be taken on the issue and homeowners will be encouraged to make their own confidential decision.

4. Other Business

The question was raised as to the need for liability insurance for the Board. It was agreed that as long as we do not make recommendations and merely express our opinions we should not need insurance.

There was some discussion about the potential for incorporation should the petition be rejected and it was suggested that we take up the offer for the Mayors of Parksville and Lanzville to meet with the Board in the Fall. It was agreed that this decision be left to the Board after the petition results are known.

5. Next Meeting

At the call of the Chair after the petition has been distributed by the RDN.

The Chair adjourned the meeting at 8.07