

## **NORTHWEST NANOOSE RESIDENTS ASSOCIATION – DRAFT #2**

March 22, 2007

7:00 pm – 1519 Beaver Creek Wharf Road – (Greg Field's Home)

### **IN ATTENDANCE**

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

(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 7:07 pm.

### **2. PREVIOUS MEETING MINUTES – February 20, 2007**

- The minutes were reviewed and accepted with the following revisions:
  - o The bullet at the top of page 3 now reads:  
If the RDN wishes to continue the parcel tax at its current rate (apparently to build a Capital Reserve) then there should be a plan and a budget to justify the tax. The NNRA BoD is aware that a portion of the parcel tax is required to cover the shortfall in operating costs not recovered by user fees.
- Items arising from the minutes:
  - o Kirke MacMillan contacted the MOE and determined that they have no jurisdiction over our water system or the user rates (their jurisdiction applies to private water systems).

### **3. TREASURER'S REPORT**

- Frank Herman was unable to attend the meeting and will forward his report for circulation to the BoD.
- Kirke MacMillan will discuss with Frank Herman setting up a pre-authorized payment account with Canada Post for payment of newsletter mailing costs.
- Diane Hill forwarded an updated membership list and membership dues payment record.
  - o \$1230 in membership dues have been collected so far. The response from peripheral areas (Terrien / Bay Drive, Wall Beach & Northwest Bay Road) has been poor.
  - o Frank Herman will set up a meeting with Diane Hill to review the membership accounts.

#### 4. MADRONA SEWER UPDATE (Kirke MacMillan)

- Kirke MacMillan will schedule meetings with Ron Cantelon and James Lunney regarding the sewer system and grant application. The target date for these meetings is the 2<sup>nd</sup> half of May.
- Kirke MacMillan spoke to George Holme and inquired if there was any reason that the NNRA shouldn't receive a copy of the Infrastructure Grant application for the sewer project. George felt that the NNRA should be able to receive a copy. Kirke has sent an e-mail to the RDN with the request.
- Kirke MacMillan will set up a meeting with Dr. Dwernychuk when he is available on the island.

#### 5. RDN WATER RATES (Kirke MacMillan)

- Kirke MacMillan has requested another meeting with the RDN for the week of March 26. Jim Lettic of NPORA has indicated he will attend. Gary Hackney (Fairwinds) had not responded by the meeting time (he has since responded).
- Dave Jamieson had met with Joe Stanhope (RDN Chairman) on the water rates topic and presented a letter (dated March 5, 2007) that he wrote:
  - o Dave got the impression that the RDN BoD had an incorrect perspective of the issues and the effects of the proposed rate increases.
  - o Joe Stanhope was under the impression that the rate increases would only amount to 2%. Also, he was opposed to the retroactive aspect of the increases.
  - o Concerns about the size of the rate increases were discussed. Also, the lack of staging of the increases and effects on low water consumers (who would receive the highest percentage rate increase) were discussed.
  - o It was pointed out that the AquaVic report of 2005 was flawed in that it did not include parcel taxes in its analysis of water costs.
- Dave believed that Joe Stanhope would respond to the concerns raised.
- The latest RDN water rate proposal is contained in an e-mail dated March 21, 2007 from Mike Donnelly. The new rate structure consists of 8 consumption blocks ranging from 0.7 Cubic Meters / Day to 3.51 Cubic Meters / Day with corresponding user rates of \$0.86 to \$3.00 / Cubic Meter.
- Analysis & comments on the latest proposed rate structure:
  - o The new rate structure will not be retroactive (winter 2007 will be on the old rates). The summer 2007 proposed rates will be 90% of the 2008 proposed rates.
  - o Rate increases for low, medium & high rate water consumptions:

USER (Summer / Winter), per m <sup>3</sup>	Increase in Rates 2008 vs. 2006, %	Cost per m <sup>3</sup> , 2008 *	Cost per m <sup>3</sup> , 2008 **
Low (0.5 / 0.25)	25.3 %	\$3.03	\$4.71
Med (1.3 / 0.5)	40.7 %	\$2.01	\$2.53
High (3.0 / 1.0)	21.3 %	\$1.38	\$1.84

\* Operating costs plus Nanoose Bay Peninsula Water (NBPW) parcel tax WITHOUT the bulk Water tax (Nanoose Bay Bulk Water, or NBBW) parcel tax

\*\* Operating costs plus NBPW parcel tax plus NBBW parcel tax

- o The RDN analysis included the NBPW parcel tax. None of the RDN analysis included the Arrowsmith bulk water parcel tax (NBBW) which was \$205.65 in 2006, which those present felt should be included.
- o The figure of over \$3 per m<sup>3</sup> for low Users is double the average residential cost of water in Canada currently estimated to be about \$1.43 per m<sup>3</sup>(based on the

2005 Canadian average residential cost calculated cost of \$1.35 per m<sup>3</sup> contained in the Aquavic Water Rate Review that was expected to escalate at 2.9 % per year.)

- The City of Parksville rates are quite low in comparison, but those present did not know if a portion of the City of Parksville general taxes subsidize the water.
- The Greater Victoria water consumption cost is \$ 1.1354 per m<sup>3</sup>.
- RDN operating costs for the water system are \$1.15 per m<sup>3</sup>. The RDN target for cost recovery of this amount is 75% or \$0.8625.
- Review of the RDN website revealed that there are proposed changes to the Nanoose Peninsula Water parcel tax: \$245 in 2006, \$238 in 2007, & \$258 in 2008. These figures do not agree with the figures in the proposed water rate documentation.
- Also noted was disagreement between the currently accepted value for the NBPW parcel tax (\$245) and the figure that actually appeared on our 2006 tax bills (\$255.34).
- There was some discussion and concern over whether we are deriving any benefit from the Arrowsmith Bulk Water System (NBBW parcel tax). This tax was \$170.08 in 2004, \$193.98 in 2005, and \$205.64 in 2006.
- Since the initial water rate increase proposals, the NNRA and the other Nanoose Peninsula resident's organizations have accomplished the following:
  - Analyzed the proposed rate structures and pointed out inconsistencies.
  - Caused the rates to be phased in rather than a single, large increase.
  - Reduced the magnitude of the proposed increases
  - Removed the retroactive aspect of the proposed increases
- Specific comments for the next meeting with the RDN:
  - John Finnie has been notified of our desire for a meeting.
  - Jim Lettic (NPORA) is supporting the NNRA position
  - There is a need to sort out the parcel tax (NBPW) costs
  - There is a need to include the Arrowsmith bulk water (NBBW) parcel tax costs in calculations
  - Revised budgets will be requested.
  - We will request that Carol Mason attend the meeting.
  - .

## 6. MEETING WITH ANDREW PEARSON

- April 13 is the new target date for this meeting.
- **Action:** Kirke MacMillan will try to get updated status of the water quality in Craig Bay prior to the meeting. This would come from the DFO.

## 7. NNRA MEMBERSHIP CARDS (Kirke MacMillan / Greg Field)

- A mock-up of the membership card has been produced by Coleen Macri.
- The cards will cost \$57 per 250 or \$67 per 500 to print.
- There was discussion as to whether two cards should be issued to residences where two people reside.
- The cards are intended to allow for easier generation of fee receipts (these would replace the receipt) and to reduce the workload currently associated with the receipts.
- Kirke MacMillan received a stack of completed membership forms from Diane Hill.
- **Action:** Greg Field is to review the forms and produce a list of those members willing to join NNRA committees or hold a position on the BoD.
- **Action:** Greg Field is to meet with Diane Hill and Coleen Macri to finalize the membership cards.

## **8. OTHER ISSUES**

- A newsletter is due out in April:
  - o Kirke MacMillan will write an article on the water rates
  - o Kirke MacMillan will write an article on the upcoming AGM including an Agenda, discuss replacements for retiring Directors, and ask for new members to join the Board.
  - o Greg Field will look into submitting a gardening article
  - o Lewis Vermeulen will write an article on street litter.

## **9. ADJOURNMENT**

- The meeting was adjourned at 8:38 pm.
- Next meeting is tentatively scheduled for Tuesday, April 17<sup>th</sup>