

NORTHWEST NANOOSE RESIDENTS ASSOCIATION – DRAFT #3

May 23, 2007

7:00 pm – 1391 Madrona – (Kirke MacMillan's Home)

IN ATTENDANCE

President Kirke MacMillan
Vice-President: Dave Jamieson
Treasurer Frank Herman
Secretary Greg Field

Directors at Large Mike Gray
Don Stewart
Lewis Vermeulen

Regrets: Bob De Buysscher

Guests: Joe Stanhope, RDN Board Chairman
George Holme, RDN Board Representative, Area E

(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 7:03 pm.

2. PREVIOUS MEETING MINUTES – April 17, 2007

- The minutes were reviewed and accepted as read
- Items arising from the minutes:
 - o Kirke MacMillan discussed water sampling with Dr. Dwernychuk who felt there would be little to be gained for the expense involved.
 - o A meeting with Ron Cantelon took place on May 11 to discuss the sewer grant application. See item 4 of these minutes.
 - o Regarding the meeting with Andrew Pearson (April 13) - Kirke MacMillan sent a follow-up letter to Andrew Pearson. No response has been received.
 - o Regarding the revised water rates – Kirke MacMillan presented e-mail correspondence with the RDN which indicated that the 90% rate increase would apply to the summer water bill only. The bill for September 2007 through May 2008 would be at the full 100% of the increase. This is apparently contrary to the interpretation of earlier statements by the RDN which indicated that the full increase would not be applied until after the winter of 2007-2008.

3. TREASURER'S REPORT (Frank Herman)

- Current balance: \$ 1987 with all known accounts up to date
- Bonds \$ 4251
- There are \$1310 in paid up memberships this year verses \$1830 last year.
- Expenses to date this year have been \$718.85

4. MADRONA SEWER UPDATE (Kirke MacMillan)

- Kirke MacMillan had a follow-up meeting with Glen Gibson in an attempt to gain further information regarding sewer system failures. He received a supplementary letter from Glen Gibson who indicated his office had 51 files relating to repair of sewage disposal systems in the area. This represents 19% of the 273 known systems in the area.
- Kirke MacMillan, Dave Jamieson, Ryan Petterson and Martyn Greene met with MLA Ron Cantelon May 11 to discuss the status of the sewer funding application.
- Dave Jamieson had a discussion with one of the local septic system contractors:
 - o Septic contractors are not obliged to report problems or callouts to the Health Authority.
 - o They will apply for a permit for large repairs (eg. replace a tank) but are not required to report smaller repairs or projects (eg. line cleaning)
 - o They (septic contractors) view the Madrona area as a significant problem area.
 - o With no record of repairs or clean-ups there is an apparent under-reporting of problems.
- Kirke MacMillan reviewed e-mail correspondence with the RDN. It appears that RDN staff are somewhat aware of the status of the application but are not prepared at this time to follow-up or submit any further information in support of it. They will wait for a reply and comments from the ministry prior to further action.
- Prior to the meeting Kirke MacMillan received an update from Caroline Waters (Ron Cantelon's executive assistant):
 - o Ron Cantelon had a meeting with the Minister of Community Services regarding the sewer funding application.
 - o The ministry is apparently sticking to its interpretation that the 1 hectare minimum lot size requirement must apply to the entire region (RDN) and not just area E.
 - o The deficient water conservation plan in the application is also a problem.
- Given the 1 hectare minimum lot size requirement, the lack of a water conservation plan, and the 19% "failure" rate it would appear that the funding application is very unlikely to succeed.

5. NNRA AGM

- AGM is scheduled for June 4, 7 p.m. at Nanoose Place.
- There appears to be a very poor response to a request for volunteers to step forward and continue with the Society's business.
- Kirke MacMillan will schedule another meeting prior to the AGM to discuss this further.

6. MEETING WITH JOE STANHOPE AND GEORGE HOLME

- Joe Stanhope and George Holme joined the meeting at approximately 8 pm.
- **RDN WATER**
 - o NNRA BoD members expressed concern that the full 100% increase of water rates is being implemented with the winter season. This apparently conflicts with earlier correspondence. George Holme will discuss this with Mike Donnelly.
 - o With the increase in water rates there was an expectation that the parcel taxes (which had been used to subsidize operations) were not being reduced. The original presentation to the RDN BoD by staff indicated this would happen.
 - o Concern was expressed regarding the financial plan for the Arrowsmith Bulk Water System (ABWS). This plan, presented by RDN staff, planned increases of 8% - 9% for each of the next 5 years. Joe Stanhope & George Holme are going

to meet with Mike Donnelly regarding this. (Note – The NNRA has now been invited to a meeting with the RDN Friday, June 1.)

- Another concern is that the RDN does not factor ABWS cost into the total cost of water. The NNRA position is that this tax is an integral part of the water bill and should be included.
- The general public belief was that the ABWS would solve all of the area water problems. This is apparently not true. Joe Stanhope pointed out that the purpose of the system was to supplement to the existing well system. There is a need for public clarification on this. There was a document distributed to the public in 2005.
(Note: the following link presents background on the ABWS published in 2002 <http://rdn.bc.ca/cms.asp?wplD=996&wplDPrint=632&wpCSS=bluesec>)
- George Holme indicated that tax funds were being accumulated for the new intake required on the Englishman River. Concern was expressed that taxpayers are paying for future infrastructure now. Joe Stanhope indicated that the original referendum allowed for this taxation.
- Kirke MacMillan presented data on the cost implications of the rate increases and that the increases result in water costs significantly higher (double) than those of major urban areas. It was noted that the RDN did not include the ABWS parcel tax in the cost of water whereas the NNRA members felt it should be included since it is a cost to residents.
- After the April 17 meeting George Holme had the impression that all of Nanoose Peninsula resident's concerns had been addressed. NNRA BoD members felt that the meeting only served to present the RDN's viewpoint of the issues, and that the RDN has not been responsive to concerns about the rate increases.

- **MADRONA SEWER FUNDING APPLICATION**

- Feedback from Ron Cantelon's office indicates that the funding application has the following deficiencies:
 - Requirement for region-wide 1 hectare minimum lot size
 - No evidence of 25% failure rate
 - The water conservation plan did not follow guidelines
 - Joe Stanhope and George Holme were not aware of the status of the region wide 1 hectare minimum lot size had on the earlier (Barclay Crescent) application.
 - Joe Stanhope indicated that RDN staff were going to meet to review the implications of a region wide 1 hectare minimum lot size requirement.
 - Kirke MacMillan indicated that comments from both Ron Cantelon's and Dr. James Lunney indicated concern that they had not received an earlier 'heads up' regarding the funding application.
 - Concern was expressed that the RDN was not being proactive in addressing the issues surrounding the application and were not aware of when the grants were being awarded.
 - Concern was expressed that the application was deficient and that help offered to the RDN by the NNRA was refused.
- After the discussions the NNRA BoD thanked Joe and George for their attendance at this meeting.

7. ADJOURNMENT

- The meeting was adjourned at 9:15 pm.