

NORTHWEST NANOOSE RESIDENTS ASSOCIATION – DRAFT #4

November 21, 2006

7:00 pm – 1375 Madrona – (Mike Gray's Home)

IN ATTENDANCE

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

(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 7:05pm.

2. PREVIOUS MEETING MINUTES – September 19, 2006

- The minutes were reviewed and accepted with revisions to Section 4.3 and Section 11.
- Items arising from the minutes:
 - o Ryan Pettersen has asked Lewis Vermeulen to sit on the Waste and Water committee as an NNRA Director. Lewis has agreed.
 - o Kirke MacMillan is still trying to get a Chairperson for the Social Committee
 - o The issue between the resident next to Pacific Shores and Pacific Shores has been resolved and the resident is satisfied.
 - o Re: Item 7 of the September 19 Minutes: the next meeting with Pacific Shores has not been set up. The target date for this meeting is early January.
Action - Dave Jamieson / Bob De Buysscher

3. PRESIDENT'S REPORT (Kirke MacMillan)

- October 11 – An e-mail was received from Jim Lettic (NPORA) requesting a meeting with the NNRA and Fairwinds Residents Associations to discuss issues of common interest that the 3 groups could approach the RDN on. So far Fairwinds has not responded. Jim Lettic will review this with his executive and determine whether / how to proceed.
- October 12 - The governments of Canada and British Columbia today officially launched the Canada-British Columbia Municipal Rural Infrastructure Fund (CBCMRIF), allowing communities to apply for funding under this program.
- October 13 – There was a meeting between the RDN and the NNRA Waste and Water Committee regarding sewers for the Madrona area. Refer to item 5.

- October 23 – There was an announcement that Union Bay residents had rejected their referendum for incorporation.
 - o Discussion ensued regarding any similarities between the Union Bay situation and ours. Union Bay did not have concerns that an adjacent municipality might want to annex them. Part of the impetus for their incorporation referendum may have been the impending large residential development adjacent Union Bay.

4. TREASURER’S REPORT

- Treasurer’s report forwarded by Frank Herman and tabled by Kirke MacMillan
- Chequing Account balance is \$1306.31
- Net Income for the balance of the year is \$857.85

5. SEWER COST UPDATE, RESIDENT’S SURVEY

- The Minutes of the October 13 Meeting between the NNRA Waste and Water Committee and the RDN were reviewed.
- Also reviewed was a September 27 memo from Nancy Avery (RDN) to Wayne Moorman outlining the sewer system costs and the costs to residents of various financing arrangements and grant scenarios.
- Discussion followed:
 - o Question for the reason why assessed value is a criterion for the petition to pass.
 - o Concern was expressed over the RDN \$400 per property building permit fee for the construction on the resident’s property
 - o There was confusion between the terms capital cost and construction cost in the estimates. Capital costs are estimated at \$1800 per property and off site construction costs are estimated at \$16,183 per property (2006 dollars).
 - o There was concern that the City of Parksville may have charges they would pass on to Madrona residents. This concern stemmed from charges originally contemplated under the City of Parksville Section 990 Resolution No. 95/607 that formed part of the Craig Bay Sewer Extension Agreement.
 - o There was concern about the possibility that Operating costs might be charged to the residents on an assessment basis. Note: The RDN levy to the City of Parksville for waste water is shown as an assessment based levy on the Parksville resident’s tax bills. The waste water mill rate for City of Parksville residents is 1.1930. (Subsequent to the Director’s Meeting, Wayne Moorman confirmed on November 23, 2006 that the RDN would charge parcel taxes for sewer similar to those charged for water and street lighting whereby each parcel would be charged the same rate. Wayne also advised that RDN parcel taxes were not based on area, frontage or assessment)
 - o Assessment based charges would result in a large variation in the amount of the charges for waterfront / non-waterfront residences. This should be clarified prior to the petition.
 - o Various ways of presenting the cost data to residents were discussed. It was agreed that most residents would probably choose an Annual Debt Repayment (typically 20 years) over a one time payment.
 - o Martyn Greene will be contacting the Health Inspector for information pertaining to the history and number of septic tank failures in our area.
 - o Is the requirement for sewers in the Madrona area a result of a health issue or a pollution issue? Is the “green slime” caused by septic effluent or fertilizer run-off?

- **Action Items:**
 - Clarify the differences between capital and construction charges (Kirke MacMillan)
 - Confirm there will be no assessment based charges (Kirke MacMillan)
 - Determine if the City of Parksville would levy additional charges (Kirke MacMillan)
 - Contact Health Inspector (Martyn Greene)
 - The Minutes of the meeting with the RDN will be posted on the NNRA website (Greg Field, Dave Jamieson)
- When the information is complete an article for the NNRA newsletter will be authored by Kirke MacMillan.

6. PARKSVILLE MUNICIPAL BOUNDARIES (Kirke MacMillan)

- A November 10 article in the News Daily stated that Parksville council had extended a moratorium on city boundary extensions / incorporations until the end of 2007.
- Notwithstanding the above, the NNRA should stay on top of this issue as the situation could change quickly.

7. GREENSHORES INITIATIVE SUMMARY (Mike Gray)

- The Greenshores episode proves the need for residents to be vigilant in watching RDN Agenda.
- Quick response and action by residents helped to stem the initiative.
- NNRA Directors have individually thanked George Holme for his help.
- We feel Mr. G. Holme needs to be kept better informed by the RDN staff on issues pertaining to Area E. This being the case he would be in a better position to inform our association on any proposed changes affecting our area.
- This issue may arise again with the next OCP review.
- The main concern was the concept of a blanket approach of the program. Greenshores may be appropriate in specific areas, but not on an overall basis.

8. DECEMBER NEWSLETTER, RESIDENTS SURVEY, MEMBERSHIP FEES.

- The new target for sending out the newsletter is early December.
- The main subject of this newsletter is the sewer system. Since we still have some unclear information the following format is proposed:
 - Print a general article in the newsletter soon
 - Follow up with a public meeting once we have all the information
 - Proceed with the survey
- We can still use additional articles for the newsletter.
- This newsletter will be mailed since it is the annual membership drive issue.
- After a short discussion, it was decided that NNRA membership fees should remain at \$10.

9. RESIDENT'S COMPLAINTS

- The issue between Pacific Shores and an adjacent resident over the way Pacific Shores was using its storage area has been resolved.
- October 15 – an inquiry about the proposed Poker Club was received. There has apparently not been enough interest in this to promote the club.
- October 20 – a water supply problem on Northwest Bay Road (caused by work connected with the new subdivision) has been resolved.
- November 15 – a complaint was received regarding burning yard waste on the beach. The Directors were concerned that the pile of wood residue had only been partially burned before it was apparently covered by incoming tide water.
- November 20 – Boil Water Advisory for Parksville – posted a copy of the RDN press release on the notice boards.

10. ADJOURNMENT

- The meeting was adjourned at 9:00pm.
- Next meeting is Tuesday January 16th at Lewis Vermeulen's house.