

# 2024 Annual General Meeting

December 3, 2024 at Nanoose Place  
Minutes

Call To Order: 6:34 pm, 117 in attendance: 73 members + 44 guests.

## Quorum Determined

1) **Welcome & Introduction of current Board of Directors-** Rudi Widdershoven  
President & Chairperson – Rudi Widdershoven, Neil Watson – Secretary, Bill Marsh - Treasurer, Wayne Stark, Gina Marchi, Rick Ehlers, Gerry Theberge

Thank You to Dave Jamieson, Diane Springford & Gina Marchi for their past contribution as they have or will be stepping down from the Board this year.

2) **President's Report, since June 17<sup>th</sup> Mid Term Meeting -** Rudi Widdershoven

See Attachment #1, accepted as read.

3) **Treasurer's Report –** Bill Marsh

See Attachment #2, Neil Watson motioned, Gerry Theberge seconded & unanimously accepted as presented.

4) **Annual Membership –** Gerry Theberge & Rudi Widdershoven

- \$10 per household or 3 years for \$25

- different levels of membership and what they mean, as posted on the NNRA website.

**Membership Report-** Gerry Theberge

Total Paid – 105 which includes one lifetime membership

Members: 75

Associate Members 25

Guest 5

Paid till 2027 – 16

2026 – 74

2025 – 14 Expiring at the end of December: 25

Bill Marsh motioned, Sheila (?) seconded & unanimously approved as presented.

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**Adoption of the 2023 AGM Minutes**, as posted on the website

Trisha Widdershoven motioned, Rick Ehlers (?) seconded & approved unanimously, as posted.

**Introduction of Area E Director, Bob Rogers and Alternate, Joe Ringwald**- who are here to listen to what we are doing.

**5) Election of Board of Directors**

Current Directors have resigned as required, all but Gina Marchi have agreed to let their name stand for another year. There is 1 additional resident that is willing to serve on the Board for 2025: Wendy Sears of Northwest Bay Road.

Nominations were welcomed & called for from the floor, 3 times. No other nominees came forward. The 2025 Board of Directors (7) were therefore acclaimed as: Rick Ehlers, Bill Marsh, Wendy Seats, Wayne Stark, Gerry Theberge, Neil Watson & Rudi Widdershoven. Specific duties will be determined & assigned at the next Regular Board of Directors meeting, Dec. 12, 2024. An ovation from the audience was heard.

**7) Ravensong Aquatic Centre – Rudi Widdershoven –**

Provided an update from the RDN Board on cost allocation result and in an upcoming Referendum; See Attachment #3 & NNRA Board Resolution of non-support.

**8) Public Beach Access – Neil Watson –**

Spoke to MOTI obstinance & RDN POSAC proposal. See Attachment #4.

**9) Water – Rudi Widdershoven**

See attachment #5.

**10) Notice Boards – Neil Watson**

Spoke to his personal procrastination due this project not only being labour intensive but also costly (\$220 x 9) considering NNRA's modest means. Greater financial strength, now in-hand, will allow this project to proceed in 2025.

**9) RDN 2025-2029 Financial Plan – Wayne Stark –**

Spoke to and provided a 34 page PowerPoint presentation on the RDN's plans of a 66.5% property tax increase over the next 5 years. Lengthy concerned discussion, questions & answers ensued. Wayne "called for action" for all RDN taxpayers to attend the RDN Board of Director's Chambers on Dec 10<sup>th</sup> as proof of solidarity in opposition of such unsustainable intentions by the RDN. His compelling PowerPoint presentation to be promptly posted on NNRA website and made available for posting on other social media venues.

**10) Regional District of Nanaimo Taxpayers Alliance – Wayne Stark –**

Wayne spoke to a groundswell of support to challenge the RDN's 2025-29 Financial Plan from many other areas within the RDN. NNRA will strive to actively engage this support into a cohesive Alliance. Progress to this end will be posted and monitored from the NNRA website.

**11) Other Business- None**

**12) Adjournment- 9:10**

END

## Attachment #1a)

### NNRA AGM Meeting December 3, 2024 (from June 17 to present) President's Report

Good Evening Fellow Residents, as well as guests from a variety of other areas. We have a number of guests from other areas due to some of the topics that we are covering as they impact the entire RDN. We realize that to have an impact on the RDN a much larger voice, and pressure is required. PLEASE NOTE that in respect to the NNRA members that voting as well as Q&A will be limited to the NNRA Members. Depending on time, at the end of the formal meeting (after the adjournment) there may be an opportunity for NNRA Associate Members & Guests to ask questions. We respect your adherence and understanding of this.

I am Rudi Widdershoven and I am the current Chair of NNRA Board.

Please note that segments of this meeting will be may be recorded in order to have some of the presentations available for the future.

#### 1) President's Report

As reported at the mid-year meeting, I had attended 11 different meetings since the AGM in December (the meetings up to the Mid-Year meeting were not repeated at the AGM):

Directors' meeting **December 13<sup>th</sup>** when we determined the 3 priorities for 2024 – RDN Property Taxes, Watering Restrictions and Fire Mitigation of the public access points. As outlined in my mid-year report I had attended 10 various meetings up to June 6<sup>th</sup> of this year

*January 7<sup>th</sup> – several members of the Board appeared as a Delegation at the RDN Board meeting in regards to Property Taxes*

*Directors' meeting January 8<sup>th</sup>*

*February 5<sup>th</sup> I attended RDN Open House in regards to the Zoning Bylaw changes;*

*Directors' meeting February 6<sup>th</sup>*

*Directors' meeting March 7<sup>th</sup>*

*Directors' meeting April 2<sup>nd</sup>;*

*April 3<sup>rd</sup> Neil & I met with Regional Director Bob Rogers & Murray Walters of RDN Water Services and in the afternoon Wayne & I met with Bob Rogers and Joe Ringwald in regards to the RDN Financial Plan;*

*April 9<sup>th</sup> I attended with several other Directors a RDN Board meeting about the Financial Plan;*

*Directors' meeting May 23<sup>rd</sup>;*

*Directors' informal meeting June 6<sup>th</sup> in preparation of today;*

**The following is an outline of meetings I have attended since then:**

July 8<sup>th</sup> Wayne & I met with Mayor Mark Swain and Leanne Salter

July 9<sup>th</sup> NNRA Board meeting

July 21<sup>st</sup> met with Neil re water

July 23<sup>rd</sup> attend RDN Board meeting

July 24<sup>th</sup> met with Director Lehane Wallace & MLS Todd Stonewith Wayne Stark

August 8<sup>th</sup> met with Secretary Neil Watson re water

August 26<sup>th</sup> NNRA Board meeting

September 17<sup>th</sup> met with French Creek and San Paniel resident associations

September 19<sup>th</sup> NNRA strategy meeting

September 27<sup>th</sup> NNRA Board meeting

October 2<sup>nd</sup> attended Electoral Area Services Committee meeting

October 8<sup>th</sup> attend RDN Committee of the Whole meeting

October 24<sup>th</sup> NNRA Board meeting

November 12<sup>th</sup> met with Wayne Stark re presentation

November 13<sup>th</sup> attended Parks and Open Space Advisory Committee meeting

November 14<sup>th</sup> met with representative of residents of Protection Island and Dover area of Nanaimo re RDN Taxpayer Alliance

Attachment 1 c)

November 17<sup>th</sup> met with Wayne Stark & Rick Ehlers re RDN presentation

November 18<sup>th</sup> Wayne & I met with Area E Director Bob Rogers re Financial Plan

November 19<sup>th</sup> attended Special RDN Board meeting re Financial Plan as part of a delegation with Wayne Stark

November 21<sup>st</sup> did an interview with CBC re effects of Cyclone Bomb to our area

November 21<sup>st</sup> met with Wendy Sears to discuss joining the Board of Directors as she had voiced an interest

November 22<sup>nd</sup> follow up interview with CBC Radio

November 22<sup>nd</sup> NNRA strategy meeting re the AGM, RDN and Alliance

November 24<sup>th</sup> met with Wayne Stark and Rick Ehlers re next steps

November 25<sup>th</sup> met Wayne Stark, Gerry Theberge & Neil Watson with resident representative from 8 different areas to discuss & formalize RDN Taxpayer Alliance

November 26<sup>th</sup> attended RDN Board meeting

These are just meeting that I attended and does not included the additional Committee Meetings in regards to Property Taxes, Beach Access points and Water. Your Board has been Very busy on your behalf. If you are interested in participating on a committee please let us know at the end of the meeting.

After the Election portion of this meeting you are going to get to hear about the work of the various committees.

## NORTHWEST NANOOSE RESIDENTS ASSOCIATION

Email: [infoatnnra@gmail.com](mailto:infoatnnra@gmail.com)**TREASURER'S REPORT**

3 December 2024

1 December 2023	Opening Balance			\$ 2,389.76
9 December 2023	Hall rental	< \$ 60.00>		
December 2023	Dues		\$ 716.00	
January 2024	Dues		\$ 20.00	
February 2024	Dues		\$ 260.00	
14 March 2024	Annual Report	< \$ 40.00>		
18 March 2024	AGM Expenses	< \$ 95.40>		
March 2024	Dues		\$ 85.00	
April 2024	Dues		\$ 265.00	
May 2024	Dues		\$ 50.00	
8 June 2024	Expenses	< \$ 12.82>		
June 2024	Dues		\$ 395.00	
5 July 2024	Hall rental	< \$ 75.00>		
July 2024	Dues		\$ 105.00	
August 2024	Dues		\$ 275.00	
September 2024	Dues		\$ 25.00	
25 September 2024	Open GIC Account	<\$4,000.00>		To GIC Account
October 2024	Nil activity			
November 2024	Dues		\$ 90.00	
	<b>TOTALS</b>	<b>&lt;\$4,283.22&gt;</b>	<b>\$2,286.00</b>	<b>\$ 392.54 PER BANK</b>
25 September 2025	GIC Matures			\$ 4,000.00
1 December 2024	Savings Account Balance			\$ 31.46

Anticipated Extra Expenses pertain to New Sign Posts and printing and signage advertising for Taxpayers Alliance. Membership dues will be dramatically reduced.

## RAVENSONG

The Referendum that will be put forward in the Spring of 2025 to the Oceanside resident with require a 50+% of the voting residents to say YES to the referendum question:

“Are you in favour of the Regional District of Nanaimo adopting Ravensong Aquatic Centre Loan Authorization Bylaw No. 1921, 2024, which will authorize the Regional District of Nanaimo to borrow up to thirty million dollars (\$30,000,000) in order to finance the Ravensong Aquatic Centre expansion?”

<b>Expenses</b>	
Class B Estimate	29,219,700
Sequenced construction	642,100
Energy and emissions costs (Net Zero Design)	5,489,550
Project Management Staff and other fees	1,050,632
<b>Total</b>	<b>\$36,401,982</b>
<b>Revenue</b>	
Long-term borrowing	30,000,000
Operating fund	274,782
Reserve funds	6,127,200
<b>Total</b>	<b>\$36,401,982</b>

**Projected** impact on property taxes:

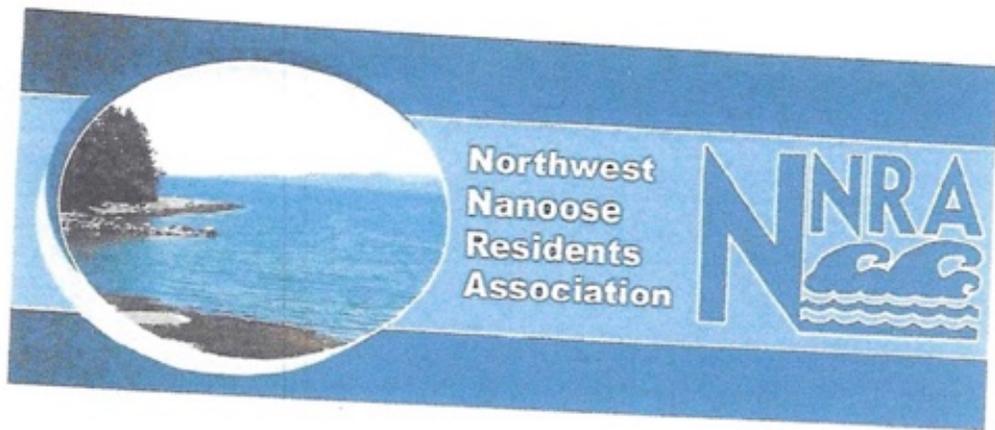
If the total \$30,000,000 is required for the project, the annual debt servicing costs FOR THE INFRASTRUCTURE are estimated in the table below. The term of the loan is estimated as 20 years.

<b>Participant</b>	<b>Annual Debt Repayment (\$)</b>	<b>Impact per Avg Household (\$)</b>	<b>Average Residential Value (\$)</b>
City of Parksville	633,594	70.49	745,143
Town of Qualicum Beach	650,394	122.48	937,823
EA E	107,999	29.12	1,260,809
EA F	400,796	92.80	802,034
EA G	436,796	109.46	996,940
EA H	170,398	60.86	902,915
<b>Total</b>	<b>\$2,399,977</b>		

The RDN has already submitted at least one application for an infrastructure grant and expect that others will be applied for as well. It appears that any grants received will not necessarily reduce the amount of the loan and grant proceeds are expected to be applied to cost overruns or further enhancements.

Also be aware that if the expansion does go ahead there will be ongoing increased costs for staff, maintenance, utilities and reserves to maintain the infrastructure. The 2025 – 2029 Financial Plan calls for an additional 7.5 Full Time Employees

#3c



Nov. 26, 2024, Motion By NNRA Directors:

Moved By: Wayne Stark

Seconded By: Gerry Theberge:

"In the current economy and increasing taxpayer pressure by the RDN, the NNRA will not support the pending \$36m Ravensong Aquatic Centre Expansion Referendum".

Approved: Unanimously

NAW, Secretary.

A handwritten signature in black ink, appearing to be the initials "NAW", is written over the typed name "NAW, Secretary.".

~~Please also see attached RDN responses to an initial NNRA inquiry of them.~~

**2024 NNRA #3 Priority  
Beach Accesses #E-54 to #E-66**

**Summary & 2024 Closing Report.  
09/28/24**

**Background:**

Priority status and effort was granted by NNRA BOD based towards members residing adjacent to these Provincial Rights-Of Way administered by MOTI. Some of these residents were experiencing danger trees, significant windfall and invasive species effecting their properties.

Contact established with local MOTI reps who advised they have no mandate or provincial directive to attend to such matters.

During this time, it was learned the RDN was also studying these seemingly orphaned provincial crown lands exploring their potential use for promoting: #1) water sports #2) their connectivity as inter-tidal hiking trails between accesses.

**Actions Taken involving MOTI:** All available adjacent property owners contacted to verify & discuss any concerns or threats to their properties. Many were found.

A self-help "who do you call" guide was prepared & provided to adjacent residents in the event of a problem.

Certain adjacent property owners were met seeking NNRA advocacy on their behalf. Local MOTI Reps contacted on their behalf with no further response from MOTI.

**Conclusion:** MOTI has a well documented & practiced policy *to not become involved* with these orphaned crown lands mandated amongst residential neighborhoods. James Miskulin & Cindy Corner from **MOTI, Nanaimo** have demonstrated they are, **at best; obstinate, non-responsive & uncaring**. No progress to a more satisfactory end believed possible from this "stonewalling" provincial ministry. Any impact of a potential change in government to be re-visited in early 2025.

**Actions Taken Involving RDN:** Communication with Bob Rogers, as Chairman of POSAC, has occurred primarily as fact finding to RDN's recreational promotional intent. Initial strategies of a collaborative approach by NNRA with POSAC has slowly digressed to a non-supportive NNRA position. Attendance to a June 12<sup>th</sup> POSAC meeting confirmed, ratified their intent and NNRA concerns.

**Conclusion:** RDN has now received NNRA's official response of "non-support" of any "promotional upgrading" of selected beach access(s), see attached.

RDN; Monitoring and attendance at upcoming POSAC meetings deemed prudent. Next POSAC meeting Nov 13<sup>th</sup>, 2024.

MOTI; Re-visited diary January 15, 2025.

Working File & All Supporting Documentation held by Neil Watson and passed on to successive Secretary of NNRA, in due course. Note; Retired Director, Diane Springford was instrumental at bringing this file forward to its current level and will be called upon in 2025, if necessary, due to her personal interests.

## Attachment #5

### **Water Committee Report at AGM – Rudi Widdershoven**

The RDN advises that they have the capacity to supply potable water to Nanoose, including growth, to 2050. However that does not negate the need for watering restriction as there is a considerable increase in demand during summer months and a limitation of supply during those demands. It appears that the ultimate answer to increasing water supply is to increase the holding capacity of a dam reservoir – currently not under discussion as far as we know.

As you are probably aware the AAP that was put forward to finance the replacement of the Arbutus Reservoir and to build a new reservoir at Notch Hill was handily defeated by 23% of you voting in opposition when only 10% was needed to do so. The RDN will still be going ahead with the replacement Arbutus Reservoir as it is needed due to the age.

We will continue to monitor what is happening in regards to water.