

NORTH CEDAR IMPROVEMENT DISTRICT
MINUTES OF THE APRIL 22, 2015 ANNUAL GENERAL MEETING

North Cedar Fire Hall

TRUSTEES PRESENT:

Trustee Johnson, Chairperson
Trustee Edwards
Trustee Loos
Trustee Murdoch
Trustee Merkel
Trustee L. Johnson

STAFF & VOLUNTEERS:

Heather Sarchuk, Administrator
Percy Tipping, Fire Chief
Jennifer Bradley, Treasurer
Kelly Frech, Office Casual

LANDOWNERS:

53 Registered Voters

Prior to calling to order the Administrator explained the petition to have government policy changed to allow Improvement District access to grant funding.

1. CALL TO ORDER

Chairperson Johnson called the Annual General Meeting of the North Cedar Improvement District to order at 7:00 p.m.

2. INTRODUCTION OF TRUSTEES AND STAFF

Chairperson Johnson introduced the Board of Trustees, Improvement District Staff, the Fire Chief, District Auditor Mike Evans and District Contractor Joe Woolls.

3. APPROVAL OF AGENDA

15AGM.001 MOVED by J. Park **SECONDED** by S. Gueho, to approve the agenda. **CARRIED**

4. 2014 ANNUAL GENERAL MEETING MINUTES

(A) April 29, 2014 Minutes

15AGM.002 MOVED by J. Park **SECONDED** by S. Gueho to approve the minutes of the 2014 Annual General Meeting. **CARRIED**

(B) New Business Arising from the 2014 AGM Minutes.

There was no new business arising from the 2014 AGM minutes.

5. AUDITOR'S REPORT & FINANCIAL STATEMENTS FOR 2014

The District Auditor, Mike Evans introduced himself. Hayes Stewart Little & Co. was engaged to complete the audit of the operations for the district for the year 2014.

Hayes Stewart Little audited the consolidated statements and the financial position as of December 31, 2014.

6. QUESTION PERIOD – 2013 AUDITOR’S REPORT & FINANCIAL STATEMENTS

Members of the public were invited to ask questions concerning the auditor’s report.

Q: Why is the annual surplus so high, couldn’t rates be reduced?

A: Explained by 2018 the district requires treatment as well as a new reservoir and upgrading of aging lines.

Q: Is there a forecast for expenses over next 1-5 years.

A: View water study on website.

Q: The reservoir is funded by parcel taxes?

A: Correct.

Noted that Agenda Item #5 should say 2014.

15AGM.003 MOVED by J. Park **SECONDED** by D. Little, to receive and file the financial statements and Auditors report as presented. **CARRIED**

7. REPORT ON THE DISTRICT’S WATERWORKS AND ADMINISTRATION

Chairperson Johnson noted that copies of the reports are in the package. Does anyone have questions on the reports?

Q: Is the memo regarding the petition for grant funding on the agenda?

A: No it was just out for info, working on getting the word out.

15AGM.004 MOVED by D. Little **SECONDED** by J. Park, to receive and file the district reports as presented. **CARRIED**

8. REPORT OF THE NORTH CEDAR VOLUNTEER FIRE DEPARTMENT

Chief Percy Tipping’s report was in the package for information.

9. SELECT COMMITTEE REPORT

Trustee Remuneration – No change from last year.

15AGM.005 MOVED by J. Fiddick **SECONDED** by A. McPherson that the trustee remuneration remain at the current rate. **CARRIED**

10. DISCUSSION

Q: 2018 appears to be an important year.

A: That is the deadline for Island Health to deal with treatment and contact time.

Q: I worry as a ratepayer that this will be an enormous expense, what if the money is not in reserve?

A: The district would go to referendum for ratepayer approval to borrow money. If that fails Island Health will have the power to mandate the work be done.

Q: What will the costs be, concerned that this will be a large cost.

A: The district is working with Island Health but there are no cost estimates at this time. Island Health considers the wells at risk due to flooding by wells.

Trustee Merkel commented that the last few years there have been large increases because the Board of Trustees knew that Island Health was going to require a treatment system and contact time issues dealt with. The board is working to minimize the increase.

Landowner stated that the moratorium has been on for 5 years, now the district has to have treatment done by 2018. The ratepayers are going to bear the cost as there is no new development.

Trustee Johnson replied that the treatment plant has nothing to do with the moratorium.

Area A Director A. McPherson spoke on shock over increased capital expenditure charge for the district, grants that he feels the district did not pursue, and his opinion that cost quoted by district for new reservoir are excessively high compared to other districts.

Q: Paragraph 3 of Finance Report - how did the board come to the amount of 16 million? Was there an expert opinion and was the decision to proceed by Board approval?

A: Yes.

Q: Paragraph 4 of Finance Report – 25% cost attributed to fire side, how is that when there is no water near my property?

A: Watermains need to be maintained and fire flows kept up for fire fighting in all areas. The Ministry stated 25% was reasonable to charge to the fire protection area.

Q: How long will there be \$44,000 charge?

A: Over 30 year period without grants.

Q: Why a water moratorium?

A: The district needs a new water source and another reservoir.

Q: When permits given for development why was this not considered?

A: That would have been the prior board, not sure. There are approximately 101 vacant lots at this time that are eligible for water. Have approached Harmac regarding water and City of Nanaimo for an emergency connection. Actively working on lifting moratorium.

Landowner stated that he has attended the AGM for the past several years and keeps hearing the same answers, not confident in board.

MOVED by B. Partridge **SECONDED** by R. Kelln to pass a vote of non-confidence in the Board of Trustees. **DEFEATED**

J. Collins asked what is the alternative?

R. Kelln spoke to the motion.

A. Fiddick stated alternative is incorporation.

Chairperson Johnson commented that incorporation has been in the works for years.

G. Creek spoke against motion but noted it is a clear message to Board to speed up the process.

11. APPOINT THE RETURNING OFFICER AND SCRUTINEERS

Heather Sarchuk appointed returning officer. Mike Evans and Jennifer Bradley appointed scrutineers.

12. ELECTION OF TRUSTEES

There were two (2) positions up for election for three year terms.

The Returning Officer called for nominations three (3) times. The candidates were nominated as follows:

Andrea Rosato-Taylor, 3172 Farrar Rd
Lenie Johnson – 3597 Juriet Rd
Helen Edwards – 2674 Barnes Rd
Jack Anderson – 1653 Cedar Rd

The Returning Officer read nominations back in reverse order and asked each candidate if they were willing to stand.

Andrea Rosato-Taylor, 3172 Farrar Rd - accepted
Lenie Johnson – 3597 Juriet Rd - accepted
Helen Edwards – 2674 Barnes Rd - accepted
Jack Anderson – 1653 Cedar Rd - accepted

Each candidate gave a 2 minute speech.

Opened the floor for questions to the candidates. No questions.

Andrea Rosato-Taylor and Jack Anderson voted in for 3 year terms.

Thank you to outgoing Trustees Lenie Johnson and Helen Edwards.

15AGM.006 MOVED by D. Little **SECONDED** by G. Creek to destroy the ballots in 2 weeks.
CARRIED

13. ADJOURNMENT

15AGM.007 MOVED by S. Gueho, **SECONDED** by D. Little to adjourn the 2015 AGM.

CARRIED

The meeting adjourned at 8:45 p.m.

Date Approved _____

Chairperson of the Board of Trustees

Administrator to the Board of Trustees