

MINUTES OF THE ANNUAL GENERAL MEETING OF THE RATEPAYERS OF THE SKAHA ESTATES IMPROVEMENT DISTRICT HELD APRIL 24, 2023, 7 PM AT THE SENIORS CENTRE, OKANAGAN FALLS, BC

Present:

Chair	- Ron Desilets
Trustee	- David Forst
Trustee	- Peter Hormes
Office Administrator	- Judy Morris
Ratepayers	- 31
Water Operator	- Mike Snair
Accountant	- Terry Craig, KH Craig Inc.

#3490 – Call to Order

The Chair called the meeting to order at 7 PM

#3491 – Introductions

Trustees and Staff introduced themselves.

#3492– Adoption of the Minutes of the April 25, 2022, Meeting

Mr. Christians moved, seconded by Mr. Prystay motion carried to adopt the Minutes of the April 25, 2022, meeting as presented.

#3493 – Review Engagement Report 2022

Mr. Craig reviewed the Financial Report 2022; motion to approve by Mrs. Robinson, seconded by Mr. Johnson, carried.

No questions of the report.

#3494 – Chair Report

The Chair read his report (copy attached)

Mr. Whitman thanked Mr. Desilets for his work, as this past year was difficult for the District.

Mr. Allbright questioned the lightning strike and subsequent repair work.

Mr. Forst explained that the District had an inspection carried out by the Interior Health Officer prior to the lightning strike and District advised new regulations coming into effect. Subsequent to this, secondary disinfection is being imposed by Interior Health.

Mr. Snair explained the regulations and compliance issues.

Engineers/Interior Health will determine method of secondary disinfection i.e., uv or filtration
Mr. Christian stated uv is expensive to operate.

Mr. Albright stated the Chair of SEID should learn the water system and become a certified water operator; then the District would not have to hire an outside operator.

Mr. Desilets thanks Mr. Wetter for assisting with duties.

#3495 – Park Ownership Vote

Motion: Mr. Whitman moved, seconded by Mr. Albright motion carried that any change in the legal ownership of the park will have to be approved by 70% of the ratepayers of the Skaha Estates Improvement District.

5 member Park Committee to be established with one member being a Trustee to determine if the park can legally be removed as an asset of SEID and put into its own legal entity if SEID is turned over to the regional district. Interested parties to leave their name and contact information with Mrs. Morris.

Mrs. Robinson asked what assets get turned over to the regional district if the ratepayers decide to have regional district take over, reply all assets.

#3496 – Remuneration of Trustees

Currently the Chair receives \$500 per month and each Trustee \$300 per month.

Motion: Mr. Goessman moved, seconded by Mrs. Young motion carried that the rates for 2023 remain the same as 2022.

#3497 - Election

Mr. Jedrusiak elected by acclamation for a three-year term.

#3498 – New Business

No new business

#3499 – Adjournment

Mr. Desilets adjourned the meeting at 8:05PM

Approved by:

Certified correct by:

Ron Desilets
Chair

Judy Morris
Office Administrator

S.E.I.D Chairman's Report 2022

2022 was a difficult year for SEID. A lightning strike in spring lead to string of mechanical failures that ultimately compromised our water quality. This resulted in a boil water notice for most of the summer. In response to this, Interior Health (IH) has mandated:

- that SEID hire a certified water operator;
- that our water system be upgraded to include secondary disinfection.

All small water systems in the province must eventually meet these guidelines.

In response, we hired South Okanagan Waterworks (SOW) to maintain and upgrade our system. They have 15 years of waterworks experience, with both licensed plumbers and a certified water operator on staff.

Additional accomplishments in 2022 include:

- upgraded the pump houses with new plumbing and electrical to meet current codes.
- replaced aging chlorine lines and pumps that were failing.
- engaged engineers to evaluate our intake pipe and our complete system as we prepare for secondary disinfection.
- updated map to include detailed locations of water valves and shut-offs;

On going upgrades for 2023 include the installation of automated chlorine and turbidity monitors, 2 new testing stations in the upper district and roof repairs.

These upgrades will eventually cost a lot of money, potentially more than we have in reserves. That will leave us with 2 options, borrow money or approach the RDOS to take over our operation. Some people argue that costs would go up under the RDOS, others argue that costs would be reduced because the RDOS has access to gov't grants that improvement districts don't. When we have some cost estimates from the engineers, we plan to explain them at a future meeting and ask which direction the residents of SEID want to go.

A concern to many is the ownership of the private lakefront park that we enjoy. If SEID is taken over by the RDOS, all assets of our water system including the park would be turned over as well. **Under different ownership we would no longer have control over what that land could be used for.**

As a potential solution to this, we have found that we may be able to form a non-profit society (nps) to hold ownership of the park. If the residents of SEID are interested in retaining ownership of the park, we need a small group of people to volunteer to explore this opportunity.

If you are interested in volunteering to help get this society up and running, please attend our meeting on April 24 or contact Ron Desilets.

Regards

Ron Desilets

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