

NORTHWEST NANOOSE RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING – MONDAY JUNE 6, 2005

7:00 PM – NANOOSE PLACE

Ross Peterson (President) called the meeting to order at 7:05pm , confirming there was a quorum. He welcomed everyone to the fourth AGM of the Association. Ross explained that George Holme was unable to attend the meeting as shown on the agenda, as he is out of town until the 10 June 2005.

It was agreed, that the adoption of the 2004 AGM minutes will be delayed until the next General Meeting. Ross Petersen apologized for not advising residents of the availability of the 2004 minutes.

Diane Hill (Treasurer) distributed and reviewed her Financial Report. The report was adopted as presented.

Ross Peterson presented his President's Report, copy as attached.

COMMITTEE REPORTS

WATER & WASTE

Mike Rich presented his Water and Waste report, copy attached. There were no questions from the floor.

GROWTH MANAGEMENT

Janet Farooq presented her Growth Management report , which opened up questions from the floor on the DPA 1V issue.

Dave Jamieson felt that the decisions on Coastal Protection being made by the NNRA Directors, were not what many residents wanted.

Rhonda Lott, asked why we have to have more laws to follow, when Government regulations are already in place.

Bob Deboucher asked why the Directors were continuing to fight to have the DPA 1V in the OCP agreement, when the RDN wishes to exclude it, and many residents also want it excluded.

One member from the Wall Beach area, offered her support for a meeting to discuss the issue of coastal protection. She also expressed concern on the future Sewer project.

Colin Wykes, stated that future regulation by other government agencies could be more restrictive than a DPA imposed by RDN

One member asked why the Directors were so persistent in “making Policies” when they should just be reacting to Policies already in place.

Mike Gray commented that the OCP draft was done BEFORE the appointed committee was finished working on it. Reference was made to Covenant Section 11 from Bob Lapham.

One member asked what area the Directors were representing. Paid members or all of the residents. .

Al Slaughter, stated Laws of the Land covers the Coastal Protection. Why does the Executive feel we need further regulations.

Rosemarie Davenport commented that the survey done by the executive showed that a majority of coastal residents favoured regulation.

MEMBERSHIP AND SOCIAL COMMITTEE REPORTS

See attached Membership report given by Diane Hill

See attached Social Committee report also given by Diane Hill.

ELECTION OF OFFICERS AND DIRECTORS.

Rosemarie Davenport, opened up the election by asking for any nominations from the floor.

The four Executive members allowed their names to stand for another term. (President, Vice President, Secretary, and Treasurer).

Mike Gray commented that no Director should hold a position for more than 1 – 2 years, and felt that Ross Peterson had been in such a position for too long.

Kirk McMillan was nominated from the floor, and agreed to stand. After a close vote, Kirk McMillan was declared the winner.

The other executive positions were elected by acclamation.

Greg Field.....Vice President

TreasurerDiane Hill

SecretaryJeanne Gregory

The Two Directors at Large, Mike Rich and Janet Farooq agreed to stand for another term.

Three vacant positions were filled by acclamation:

Mike Gray
Dave Jamieson
Frank Hermann

Roy McBride asked for support for his motion that at least 3 Directors be replaced each year. This motion was passed by a majority.

A short break was taken, with a discussion period to follow with representatives from the RDN

Mike Rich introduced the 3 RDN Environmental and Development Services members attending the meeting (John Finnie, Mike Donnelly, and Wayne Moorman).

The RDN representatives gave a Power Point Presentation on domestic water issues, including water conservation, future water sources, protection of supplies, the Arrowsmith facility and the proposed water service area amalgamation program.

They advised that a Water Audit is being conducted, with the RDN identifying water losses and in turn eliminating them. This project should be completed by Mid July 2005.

The Madrona Water Service Area is being amalgamated with other systems for operational efficiencies.

RDN has initiated a new Website pertaining to its Water Smart program, covering water quality and conservation.

John Finnie, addressed Drinking Water supply and protection. He mentioned how critical the snow pack is for our Arrowsmith Reservoir.

Questions from the floor followed, pertaining to Quality of our Water in relation to our aging septic fields. Al Slaughter questioned our User Rates, what are they based on....per household or per person?

Residents were advised that User Rates were based on the Canadian Average. (2.4) plus minimum rate. Residents questioned why we had water restrictions, the reply being economic reasons and sustainability.

John finished up the discussion by assuring us that our water is still very, very cheap!!

The meeting adjourned at 9:20 pm.

PRESIDENT'S REPORT - 2005

For presentation at the June 6 NNRA Annual General Meeting.

I'd like to provide a retrospective on what the NNRA has done over the past 4 years. NNRA was formed mainly over the issue of public beach access. RDN management plans for these accesses and the implications to adjacent private properties.

NNRA has greatly expanded its scope since its formation, and has tackled the following issues:

1. Administration.

NNRA is a registered Society, and abides by the Society Act regulations.

2. Communication.

The primary means of communication between the Board and the members is the quarterly newsletter, the Nor'wester. The Directors try to make each publication interesting and informative, and also provide members a chance to publish their views and concerns.

We also use the notice boards, established at our 7 mailbox sites. These have proved to be very popular: at times we have to fight for space for our own NN RA notices.

3. Parks and Outdoor Space Planning.

We formerly had a Board member serve on the P&OS Committee, which proved invaluable to us in understanding the planning for parks, accesses, etc. This paid dividends in our ability to have an effective voice in such issues as beach access planning.

4. Marine Water Quality.

For over two years several NNRA Board members collected marine (and fresh water) water samples from Northwest and Craig bays, and tributary streams for the purpose of determining the suitability of the marine waters for shellfish, and to identify the freshwater and land sources of contaminating fecal coliforms. In general, the findings showed that the marine waters were suitable for the safe production and harvesting of bivalves, although there were occasional peaks of coliforms above recommended levels. The freshwater sampling showed agricultural practices and probably malfunctioning septic systems as the major sources of fecal coliforms.

5. Sanitary Sewer Project.

This is something most of you said you want, subject to cost. After your preliminary approval, RDN found funding for the pre-engineering study, and resident survey: which were completed last year. We are now waiting for the completion of the NB OCP to set the appropriate zoning so that we may apply for

federal infrastructure grant support that would offset most of the capital costs of the project. Mike Rich will explain this in more detail.

6. Water.

NNRA has provided an advisory service to residents on changes in water source, condition, regulation, and rate structure. The Water and Waste Committee, first through Roy McBride, and now Mike Rich, has established a good working relationship with the RDN staff of the Environmental Services Department, and has had an influence on decisions such as capital construction programs and debt retirement for our Water Service Area.

7. Emergency Preparedness.

Through the Nor'wester, we have brought you informative articles on earthquake, tsunami and interface fire preparedness. Four neighborhoods have received Neighborhood Emergency Preparedness instruction, and preliminary discussions have been held for the institution of Block Watch for those neighborhoods who desire it.

8. Budget and Financial Plans.

After some meetings and discussion with RDN staff, we will now see budget proposals well before their adoption by the RDN Board giving us time to review and comment on these drafts. There will also be improvements to budget clarity and understanding.

9. Legislation and Growth Management.

Since its inception, NNRA has maintained a watching brief on the RDN Growth Management process. This has culminated in considerable work on the redrafting of the Nanoose Bay Official Community Plan, starting last spring and continuing even to today. Janet Farooq will further explain this process.

10. Social Events.

When we first started, you said that you wanted some social events, in addition to the more serious work we felt we had to do.

Diane Hill and her helpers have organized many events for you over the past 4 years: the most popular being the summer cruise to Bamfield, and the spring garage sale.

Summary: I think that your Board has very effectively been working on your behalf over the past 4 years, and has listened to your concerns. Where it has been able to do so, it has taken appropriate steps to enhance our community, and as we say in our NNRA vision:

“Preserve the quiet, clean and peaceful atmosphere of our neighborhood”.

WATER AND WASTE COMMITTEE REPORT - 2005

For presentation at the June 6, 2005 AGM

Water

In 2004, Englishman River water started flowing in early May and due to the long hot summer and the resulting lack of turbidity, continued through early November; there were few, if any, complaints regarding quality, which continued to meet the Canadian Drinking Water Guidelines.

Up until this time, Madrona has been the only Local Service Area to benefit from River Water, but during the summer testing was done for a short period of time to determine whether the system had sufficient capacity to convey additional volumes of river water to other LSA's downstream. The tests were successful, and in the summer of 2005, RDN plans to have deliveries made available to the Beachcomber area.

Also during the summer, maintenance work was done on our reservoir, and the well No 4 pump was replaced with a new unit. Also a variable speed drive unit was installed for the fine-tuning of pumping volumes which had normally been achieved through coarse valve adjustments.

For the first time this year, Water Conservation Levels have been introduced on the calendar, rather than a weather-related basis. Starting April 1, and for the months of April, May, September and October we shall be Level 1, in which sprinkling will be allowed on alternate days. Level 2, - sprinkling allowed twice per week - will occur in June, July and August. Levels 3 and 4 are reserved for use if the weather becomes extremely dry. These regulations are uniform throughout the RDN.

One of the good news stories in the Madrona Water LSA is that our debt was completely retired during the year, three years ahead of the scheduled amortization date of October 2007. We are grateful to the financial staff at the RDN and the Ministry for their diligence in making this possible.

The RDN's 5-year action plans call for the start of asbestos-cement water main replacement in 2008; residents may recall that this project was initiated some years ago, but with no reported failures, was deferred at our request until after the existing debt had been retired. No other large projects are planned in the interim, and the RDN will be focussing its efforts on public information and participation. Its new website is a good source of information, and residents are encouraged to consult it.

Waste

In October 2004, we made a proposal to the RDN Planning Dept for the amendment of Bylaw 500 so that minimum lot sizes for parcels not served by sewer conformed to the requirements of the Federal/Provincial Infrastructure Grant program. A response was

obtained in late February, 2005 and followed by a meeting at which we were disappointed to learn that such an amendment would not be sufficient to qualify us for grant funds for the proposed Madrona Sewer; it would be necessary to have the OCP in place before application could be made. If all goes according to plan, including an update of the estimated costs of the project, we believe an application for funds could be made this Fall.

Your Directors believe that, based on our earlier survey, sewers will have little public support unless substantial government funding is in place. It has been over a year since that survey was undertaken, and any updated comments from residents would be welcomed. In the meantime, it is clear that no further action can be taken until the OCP has been approved as a Bylaw.

Residents may have been wondering about the development at Madrona Heights - the area across Northwest Bay Road from Beaver Creek Wharf Road.. The original plan called for the installation of sewers, which by prior agreement requires the approval of both the RDN and Parksville, and while RDN approval was given, Parksville turned it down. No reason was given.

The developer has therefore been forced into providing other means of on-site septic disposal, and has reduced the number of lots by about one-third. In addition, RDN informed the developer that existing water supplies would be insufficient to supply the development's need, and that they would have to provide another well. It is reported that a 6-inch diameter test well has recently been successfully drilled, and initial results indicate that the well is artesian and flows are in the order of 60 imperial gallons per minute; the developer is now working on the location of a larger diameter production well. It is further reported that the well is supplied from a contained aquifer, which is separate from the one supplying Madrona's needs.

MEMBERSHIP REPORT FOR 2005 ANNUAL GENERAL MEETING

Monday, June 6, 2005

The Northwest Nanoose Residents Association covers households between the Bay Drive/Terrien Road area over to and including the Wall Beach Road/Seahaven Road area.

The membership drive for 2004 included write-ups in the newsletters, notices on the bulletin boards and a canvas by the Zone Representatives. By the end of 2004, a total of two hundred and eight owners had paid their membership fee which was only down 4 from the year before. Time did not permit me to mail letters to empty lot owners or any new owners in our area.

Thank you to Anne Dombrowski and all the zone reps that helped with the membership drive for the 2004 year.

The membership drive for 2005 will give owners the opportunity to prepay future years.

Respectfully submitted by
Diane Hill
Membership Committee

SOCIAL COMMITTEE REPORT FOR 2005 ANNUAL GENERAL MEETING

Monday, June 6, 2005

The main social function for 2004 was a boat trip from Port Alberni to Bamfield on the Frances Barkley (sister ship to the Lady Rose).

A total of one hundred and sixty tickets were sold. As the response from our NNRA residents was very low, flyers were sent out to the Beachcomber area and Craig Bay Village in order to fill the boat. In the end, 29 NNRA members bought tickets at \$20 each and 131 outside guests bought tickets at \$25 each. Two fifty/fifty draws took place, many door prizes were won and appetizers were served on the trip home from Bamfield. A great time was had by all who attended and the weather cooperated to make the day perfect.

A couple of complaints were received about not allowing dogs and children to come on the trip and the committee with the executives approval felt that a very long day in a very confined area was not the proper place for dogs and children. We felt that many more complaints would have been received if they had been allowed to attend.

At this time, I would like to thank my daughter Debbie Blake and her friends Frank & Terry Clifford for their help with the activities on the trip. Without, their help, I would not have been able to complete this task. I made the executive decision to allow them to pay the membership price of \$20 each for the trip even though they are all from Calgary and arranged their holidays to be able to be here to help me for this event. This will be the last boat trip planned because of the lack of response by our own members.

Plans are underway for another Neighbourhood Garage Sale on May 28th, 2005 and a Neighbourhood Family Bar-B-Que on September 11th, 2005.

Respectfully submitted by
Diane Hill
Social Committee

Northwest Nanoose Residents Association
Balance Sheet As At 12/31/04

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ASSETS

ASSETS

COASTAL COMMUNITY CR UNION	0.00	
Coastal Com Cr Union - chequing act	185.81	
Coastal Com Cr Union - Mem Rewards	1.16	
Coastal Com Cr Union - Bond #001	1,040.40	
Coastal Com Cr Union - Bond #003	1,042.70	
Coastal Com Cr Union - Bond #004	1,024.53	
Coastal Com Cr Union - Bond #005	1,000.00	
Total Coastal Community Cr Union		4,294.60
Accounts Receivable		0.00
TOTAL ASSETS		4,294.60

TOTAL ASSETS 4,294.60

LIABILITIES

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PREPAID MEMBERSHIP FEES		0.00
Prepaid 2005 Membership Fees	30.00	
Total Prepaid Membership Fees		30.00
TOTAL LIABILITIES		30.00

TOTAL LIABILITIES 30.00

EQUITY

EQUITY

Retained Earnings	3,192.24	
Current Earnings	1,072.36	^
TOTAL RETAINED EARNINGS	4,264.60	

TOTAL EQUITY 4,264.60

LIABILITIES AND EQUITY 4,294.60

NORTHWEST NANOOSE RESIDENTS ASSOCIATION 5/15/05

BUDGET ALLOCATION

		2001	2002	2003	2004	2005
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET
INCOME	Donations	228.00	0.00	0.00	0.00	0.00
	Interest Income	1.73	1.79	49.94	60.34 ✓	75.00
	Membership Fees	2070.00	2030.00	2120.00	2080.00 ✓	2000.00
	Other Income	0.00	125.00	0.03	0.00	0.00
	Social Gatherings	54.35	3430.00	12.00	4299.00 ^	0.00
	Ocean Water Testing	0.00	350.00	200.00	0.00	0.00
TOTAL INCOME		<u>2354.08</u>	<u>5936.79</u>	<u>2381.97</u>	<u>6439.34 ^</u>	<u>2075.00</u>
EXPENSES	Advertising	0.00	0.00	0.00	0.00	0.00
	Bank Charges	61.00	0.00	0.00	0.00	0.00
	Committee Costs	0.00	0.00	0.00	21.45	25.00
	Computer Supplies	52.16	48.01	39.41	68.12	100.00
	Flyers & Special Notices	59.87	87.18	128.24	0.00	100.00
	Insurance	0.00	0.00	0.00	0.00	0.00
	Legal Costs	0.00	0.00	0.00	0.00	0.00
	Licenses & Dues	178.00	25.00	25.00	0.00	50.00
	Meetings	34.82	149.57	33.00	67.75	75.00
	Mileage for Meetings	0.00	0.00	0.00	0.00	200.00
	Neighborhood Improvements	0.00	74.19	0.00	0.00	0.00
	Newsletter - prepare & print	97.05	126.41	358.03	577.22	800.00
	Office Costs	174.34	365.84	266.47	289.59	275.00
	Photocopies	94.58	34.48	145.42	0.00	150.00
	Postage & Delivery	76.59	366.09	408.29	314.10	400.00
	Social Gatherings	261.48	3088.45	173.66	4028.75	0.00
	Telephone	18.41	13.00	5.00	0.00	25.00
	Ocean Water Testing	0.00	401.56	160.00	0.00	0.00
TOTAL EXPENSES		<u>1108.30</u>	<u>4779.78</u>	<u>1742.52</u>	<u>5366.98 ^</u>	<u>2200.00</u>
INCOME MINUS EXPENSES FOR YEAR		<u>1245.78</u>	<u>1157.01</u>	<u>639.45</u>	<u>1072.36</u>	<u>-125.00</u>
CONTINGENCY FUND TO CASHABLE BOND		<u>-1000.00</u>	<u>-1000.00</u>	<u>-1000.00</u>	<u>-1000.00</u>	<u>0.00</u>
BALANCE IN BANK FOR THE END OF THIS YEAR		245.78	157.01	-360.55	72.36	-125.00
BALANCE IN BANK AT END OF PREVIOUS YEAR		0.00	395.78	522.79	43.03	185.81
ACCTS RECEIVABLE Environment Canada		150.00	100.00	100.00	0.00	0.00
ACCTS RECEIVABLE Prepaid Membership Fees			70.00		30.00	600.00
INTEREST ON BOND Income out to Bond Balance				49.21	59.58	85.00
BALANCE IN CHEQUING ACCT FOR NEXT YEAR		<u>395.78</u>	<u>522.79</u>	<u>43.03 ^</u>	<u>185.81</u>	<u>545.81</u>
Membership Reward Account				0.03 ^	1.16 ^	4.00
CCCU Cashable Bond #001		1000.00	1,000.00	1022.50 ^	1040.40 ^	1070.00
CCCU Cashable Bond #003			1,000.00	1022.25 ^	1042.70 ^	1070.00
CCCU Cashable Bond #004				1004.43 ^	1024.53 ^	1050.00
CCCU Cashable Bond #005					1000.00	1020.00
CCCU Cashable Bond #006						
TOTAL ASSETS		<u>1395.78</u>	<u>2522.79</u>	<u>3092.24</u>	<u>4294.60</u>	<u>4759.81</u>

May 23, 2005

Northwest Nanoose Residents Association
P.O. Box 216
Nanoose Bay, B.C.
V9P 9J9

To The Directors,

I have reviewed the balance sheet of Northwest Nanoose Residents Association as at December 31, 2004 and the statements of income and expense. My review consisted primarily of confirming the revenue and expense summaries related to information supplied and did not include analysis for expense distribution.

Based on my review, the vouchers and records are concise and in accordance with generally accepted accounting principles.

Yours truly,

F.A. Herman, C.M.A.
1400 Madrona Drive
Nanoose Bay, B.C.
V9P 9C9

Copy to:
Mrs. D. Hill