



Minutes

December 28, 2022

At the NATC

The Meeting was called to order at 4:00 pm by the President, Mike Waberski. There were 67 property owners represented, and 32 guests in attendance, for a total of 99 people.

The Executive board members were introduced, with Ross Foden and Jake Baziuk sending their regrets.

Adoption of the Agenda:

MOTION: to approve the Agenda as circulated. M/S/C

The Minutes of the Last Meeting:

MOTION: to approve the Minutes of the 2021 AGM as circulated and posted via a link to the website. M/S/C.

The President's Report:

The President's Report was presented with the following highlights:

Community Projects –

- Wildfire Steering Committee

- Community Pre-Plan for Wildfire Safety and Response

- Community Emergency Evacuation Plan

- FireSmarting Silver Star Road

- Silver Star Fire Department Staffing and new assistant firefighter program was introduced

- Ski Way Access - ongoing work to see theses access stay open and groomed

Community Efforts –

- Adopt-A-Highway - a thank you to all the volunteers

- Recognition of your SSPOA Governance Volunteers

- Report on the FireSmart Education Event

The Treasurer's Report:

The Treasurer's Report was circulated to all registrants. Sheryl Bolton went over the Financial Statements, the year-end Financial Report, and the Proposed Budget for the coming year.

MOTION: to accept all of the financial information as distributed. M/S/C

MOTION: to accept the Proposed Budget as distributed. M/S/C

A special "Thank You" to Rosemarie Danilevitch (our Treasurer's daughter) who has volunteered her time over the last several years and ensured our bookkeeping is accurate and in keeping with sound accounting practices.

Member Engagement

Mike Waberski spoke about significant changes to the website to bring us more up-to-date with our communications, and especially with enabling us to be less labour intensive in collecting our membership fees and managing our member data base. Homeowners will be advised as soon as the new website is live, and they will be asked to renew their membership for 2023 at that time. Residential homeowners will need to create a new profile along with a new password, while strata owners will only need to create a new password. With the new system, recurring payments can be set up with an opt-out option.

Loreen Ruault reported that the SSPOA has been actively communicating with the membership throughout the year via newsletters sent on a regular basis. These are also posted to the website. The SSPOA currently has a member base of 639, of which 139 are residential owners with the remainder being strata owners. We had 38 homeowners who did not renew in 2022, but also had 25 new members. There will be a push in the new year for more residential owners to sign up, as well as to pursue those whose membership expired in 2022 and did not renew. Important information for homeowners from the RDNO, is that they now have an online platform that requires you to sign up for. You will be able to access your water utility account, sign up for online billing, and most importantly the RDNO will be able to communicate effectively with you in the event of an emergency. Everyone is urged to go to their website and sign up. Homeowners were advised that volunteers are needed for the BC Winter Games that will be held on March 23 – 26 as well as for the Sovereign To Silver Star Ski Marathon on April 1 and 2. Karen Aide-Henderson was introduced as the person in charge of Volunteers, and she remained after the meeting to answer questions and take contact information.

Safe Communities

Maura McCarthy gave a presentation on the following topics:

FireSmart – we are a recognized FireSmart Community, and a committee has been formed to assist in managing the program, and educating the community. Grants are being applied for to pay for things like the chipping event that occurs every summer, and will continue. Maura reported that over 50 tons of material was removed at the Chipping Event this summer, and reminded homeowners again what they can do to FireSmart their home and property as an ongoing effort in Wildfire Preparedness.

Block Watch – currently the program has 10 co-captains in various neighbourhoods, but more volunteers are always welcomed. To date, the RDNO has been lax in supporting the program, but there is now a new person that will be responsible for the Block Watch file so there is hope going forward that more effective communications will occur so the program can become effective.

Utilities Services Committee

Mike Waberski presented information on the following topics:

Stargas becomes FortisBC – An update report was presented explaining the benefits that the Ratepayers received through the Stargas Utility sale because of the Gas Cost Variance Account (GCVA) of \$106,901 that was absorbed by FortisBC

Silverhawk Utilities – members were informed of the results of the report from the BC Government's Consultant, Waterworth, who performed a review of the Silverhawk rates and operating practices. The report and the SSPOA response were posted on the SSPOA website for members to read.

Executive Nominations & Election

Several board member's terms were up, and allowed their names to stand for re-election (Jake Buziuk, Mark Chapman, Maura McCarthy, and Loreen Ruault) There was an additional nomination from the floor (Hunter LeBlanc) . With five people vying for four positions, an election was held.

MOTION: to close nominations and proceed with a vote. M/S/C

The votes were tallied, and the new Board will consist of:

Newly elected members

BAZIUK, Jake – 2 year Term

CHAPMAN, Mark – 2 Year Term

McCARTHY, Maura – 2 Year Term

RUAULT, Loreen – 2 Year Term

Members with 1 year remaining

BOLTON, Sheryl – 1 Year Term

BRENNAN, Lindsay – 1 Year Term

DICKIE, Eric – 1 Year Term

FODEN, Ross – 1 Year Term

WABERSKI, Mike – 1 Year Term

Board and Committee positions will be decided at the first Board meeting of the New Year.

Guest Presentation – Amanda Shatzko from Area C

Topics addressed were:

- Architectural Standards Committee
- Silver Star Master Water Plan
- The Ridge ditching issue will be addressed
- Destination Silver Star – working closely with SSRA (recycling, composting, and other projects)
- Radar (speed control) will be set up
- Constant communication with SSPOA
- SS Fire Department – new system of volunteers is being worked on
- RDNO Emergency “Alertable app” that send alerts and information about significant emergencies
- Sprinkler Systems – do NOT hook up to water supply. Firefighters will do this.
- Silverhawk – RDNO is in negotiations to purchase Silverhawk. Future information will be forthcoming, but it is expected that rates will come down substantially!

Guest Presentation – Herwig Demschar, Managing Director for SSMR

Herwig provided the audience with a personal history from when he coached the Austria Ski team to coaching the USA Women's Olympic Ski Team to his involvement with three Olympic Games before he joined POWDR. He presented a vision of what Silver Star is from POWDR's perspective and noted his immediate personal focus is on the ski experience. He did note that the early opening and potential later closing is something he brought as a change to operations.

For the current winter season, the intent is to go forward with events such as

- 12 days of holidays
- Over the hill downhill
- Sovereign to Silver Star Event

All events will be posted on the SSMR website, with updates as necessary. A short Question and answer session followed the presentation.

Mike thanked everyone who took the time to attend the AGM, and reminded everyone to look for the first newsletter in the New Year where we will be asking homeowners to sign up on the new website and once again send in their \$20 registration fee for the coming year.

The meeting was terminated and 6:30 pm with thanks to all who attended.