



AGM Minutes December 28, 2024

At the NATC

The Meeting was called to order at 4:00 pm by the President, Mike Waberski. There were 63 homeowners and 33 guests in attendance, for a total of 96 people.

The Executive board members were introduced.

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 2023 AGM as circulated and posted via a link to the website. M/S/C.

MOTION: to approve the Minutes of the 2024 SGM 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 Issues –

FireSmarting Silver Star Road

- The project is nearing completion and burning of the brush piles is anticipated to be done by summer of 2025. The BC Parks section has been completed by Parks.

Silver Star Fire Department

- The RDNO has commissioned a report on the three fire departments (Lumby, BX, Silver Star), to analyze each department. Silver Star has a number of issues that need addressing and we are looking to have a meeting in early 2025 to discuss the proposed RDNO solutions.

Silverhawk Purchase by the RDNO

- The SSPOA's efforts with our elected government officials were explained along with the submission to the office of the Ombudsperson. We are still pursuing government regulation, in spite of the protracted purchase negotiations.

Community Efforts –

Signage Upgrades

- The SSPOA undertook to paint the street signs that have deteriorating paint as well as refurbishing the sign posts around the Knoll.

Adopt-A-Highway Program

- A successful highway clean-up was completed again this year, with thanks to Silver Star Mountain Resort who provided lunch for everyone at the Red Antler.
- As a Thank You to Dave and Patti Wild for many years of volunteering in all areas of community life, there was a presentation of a gift card from the SSPOA and that was matched by SSMR.
- As Patti has retired from the project, Marc Brule has taken the lead, and will continue going forward.

Mailbox Shelter Changes

- We have run out of room to add more mailboxes, but by rearranging the entrance to be on the west side as opposed to the south end, a more efficient use of space can be realized, and allow for additional mailboxes. Canada Post has indicated that this would be best done after the Postal Code Project for Silver Star is completed.

Your SSPOA Governance Volunteers

- A special thank you went out to all the volunteers who work so hard on behalf of the Association and its members, including the Board of Directors, the Board of the Sewer Action Fund, and the various committees.

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

Member Engagement

Loreen Ruault reported on the ongoing engagement with the community through e-mails, newsletters, and the website. The automatic membership renewal process has been received well, and we will continue in this manner going forward.

There were 6 newsletters produced and posted to the website, as well as other newsworthy items being communicated. The homeowners were reminded that simply receiving our e-mails does not mean you are a member. All homeowners must be registered on the website, with their annual dues paid in order for them to access the full content of newsletters, minutes, and other communications.

The SSPOA currently has a member base of 660, of which 162 are residential owners with the remainder being strata owners. 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 2024 and did not renew.

Homeowners were reminded that there is now an online platform available with the RDNO that requires you to sign up for. You are 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.

Safe Communities

Maura McCarthy gave a presentation on the following topics:

FireSmart –

- Chipping, fundraising
- RDNO funded \$10,878 from the UBCM
- Nathan Betz is the new FireSmart Coordinator within RDNO
- 2025 the dates for FireSmart, chipping will be June 14 – 21st.
- Maura reminded homeowners again what they can do to FireSmart their home and property as an ongoing effort in Wildfire Preparedness.

Fire Hall Equipment Purchased

- \$97,196 Total consisting of
 - \$61,000 from RDNO - Capital spending – New Seacan, pump, water tank
 - \$11,000 from Powdr - pump
 - \$20,000 from UBCM – earmarked specifically for UTV
 - \$5000 from SSPOA – towards UTV (able to purchase new instead of used)

Alertable App

- Download to your device, and get engaged!

Silver Star Community Page

- Following the Silver Star Community Page allows you to stay informed about events in the Community as reported by the residents. Think – theft, prowlers, suspicious vehicles, wildlife visitors, etc.

Utilities Services Committee

Ross Foden summarized communications with the RDNO regarding the anticipated purchase of Silverhawk Utilities, and directed the attendees to information on our website that was prepared for the SGM that was held in September.

It was reiterated that the Board and the Utilities Committee believe that the best place for ownership of Silverhawk is in the public domain, through the RDNO. The Board will continue to follow this matter closely but given the stance taken by the RDNO (see previously related correspondence published on the SSPOA website) there is little to be done until such a time that the details of any deal are disclosed by the RDNO or confirmation that both sides have been unable to complete a deal.

Foden indicated that there may not be much time between deal details becoming public and the ability of the community to make its position known prior to the approval of any deal by the RDNO Board.

A Q&A session followed.

Executive Nominations & Election

The Board consists of 9 members, each with 2-year terms which expire in alternating years for continuity. The members who have one year remaining on their term, and who will continue for 2025 are:

Sheryl Bolton
Lindsay Brennan
Eric Dickie
Ross Foden
Theresa Makelki

The members whose terms are expiring at the end of 2023 are:

Loreen Ruault
Maura McCarthy
Mark Chapman
Mike Waberski (who assumed a vacant 1 year position last year)

The four members all agreed to let their name stand for re-election of a two-year term. Ross Foden thanked Mike for the herculean tasks taken on with the Silverhawk and StarGas files, noting that even though there was committee engagement, progress would not have happened without Mike's dedicated involvement.

There were no other nominations from the floor, and thus the Board Members were acclaimed.

MOTION: to close nominations and those members above be voted in by acclamation. M/S/C
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Board and Committee positions will be decided at the first Board meeting of the New Year.

Guest Presentation – Amanda Shatzko from Area C

Amanda spoke briefly about the following topics

- Silver Star Drainage Project
- Street lights, fire hydrants
- Silver Star Fire Department (require 15 members, now at 20)
- Wildfire Risk Management – there have been more large water tanks put into position on the way up to Silver Star
- Promised to advocate for sewer rates to not increase

Guest Presentation – Herwig Demschar, Managing Director for SSMR

Herwig gave thanks to community members for all the time and energy they give. By name, Mike Waberski for his tireless dedication as President of the SSPOA and taking more than a passing interest in the sewer issue. Patti Wild was also mentioned, noting her years of volunteering in the community, as well as Norm Crerar for his work with the FireSmart program.

Herwig reported on a good summer biking/hiking season, even though it seemed people were hesitant to book very far in advance due to the ongoing threat of summer fires. The winter season was able to open a week earlier than planned, and has been promising with high numbers of skier visits.

As far as a potential sale of the mountain, there is nothing to announce at this time and everyone is going forward with "business as usual".

Mike thanked everyone who took the time to attend the AGM.

The meeting was terminated at 5:45 pm with thanks to all who attended.