



**Board Meeting Minutes
27 March 2025
At the Makelki Residence at Silver Star**

In Attendance:

Mike Waberski - President
Ross Foden
Loreen Ruault
Eric Dickie
Mark Chapman

Lindsay Brennan
Theresa Makelki
Sheryl Bolton
Maura McCarthy

The meeting was brought to order at 4:01 pm.

Adoption of the Agenda

MOTION: to approve the agenda as distributed with one addition. M/S/C
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Minutes of the last meetings and SGM

Minutes were submitted via e-mail for the board meetings dated 24 January 2025 for adoption.

Sheryl advised of a small edit regarding the wording of changing the signing authority at Vantage One and RBC.

MOTION: to approve the minutes of the board meeting dated 24 January 2025 as distributed with the noted correction made. M/S/C

Director's Reports:

Financial – Sheryl

The Financial Statements for the period ending 28 February 2025, were distributed via email, and Sheryl went through them to the satisfaction of the Board.

MOTION: to approve the financial statements for the period ending 28 February 2025 as distributed. M/S/C
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Member Engagement – Loreen

Loreen and Maura worked on the SSPOA vs SSRA poster, Maura organized the printing, and had one copy laminated and placed on the bulletin board at the Mailboxes. Loreen will post one at the grocery store in the village, and ensure that Elaine Gruenwald has copies to hand out to owners in the Ridge.

There was further discussion about new member engagement, and a specific campaign at The Ridge in conjunction with Elaine G's volunteer efforts. It was agreed that from this point forward it could be more one-on-one, and then address a new Campaign in the early winter when owners are returning, and before our AGM in December. We can work with the new GIS maps, and produce a spreadsheet with members and non-members to work from. Loreen will also work with Lindsay to ensure her clients are all owners, and not knock on doors where there are known renters.

Mike/Loreen confirmed that all but two members whose credit card payment did not go through had updated their information and are now current.

Utility Services – Mike

Report on strata council engagement – disappointing response to the information regarding significant increase in fees. It is now in their court to act or not.

Call in to the ombudsman – waiting for information from Hwys. Agreement that it is long past a date to respond, and promise to address as soon as he is able.

RDNO Liason – Ross

Ross reported that his intent is to meet with Amanda informally over coffee, with a view to discussing issues pertinent to our goals going forward. While the proposed purchase of Silverhawk by the RDNO, is not the primary reason for the meeting, the opportunity will be used to elicit and update.

Safe Communities – Maura, Ross, Theresa

Update on our FireSmart approach – Ross asked the Committee to define the three major issues regarding FireSmart without involving the broader Wildfire Mitigation issues.

Meeting with RDNO - RDNO will fund the chipping event. 2 year grant only so we need to support Nathan. Dates are determined. Volunteers will still be needed. Sprinklers – encourage compliance

Water availability - Do we have enough water? How much is enough?

FireSmart Meeting at NATC – 14 March – Successful, interesting town hall meeting – but still the same faces. How do we get engagement with the broader community?

Website Update – Mike, Loreen

Mike has reviewed the contract with Candace, and she is happy with the work load relative to the retainer and fees paid. Going forward, it is expected that there will be a bit more work to be done with the GIS Mapping project and getting the maps and information on to the website.

Mailbox Shelter/Postal Codes update – Mike

Mike reported that he has been in touch with the Postal Service, but there is now a new person in the position. He is waiting to hear back from new person, and hopes to move things along when he does.

GIS Mapping Update – Mike

The project has been worked on very satisfactorily, and the Membership Map and FireSmart Map are ready to be posted to website.

Both maps are colour-coded. The Membership Map indicates whether homeowners are current members. The FireSmart map is now complete indicating properties that have been Firesmarted as well as homes with sprinklers on roofs. Fire hydrant locations are also marked on the map.

Mike distributed info on all expenses to date for the GIS project. He also provided projected expenses going forward.

Mike went to SSMR explaining the parameters of the available 2024 orthophoto imagery and questioned whether their organization wanted to partner with the SSPOA because of the expense and the overlap of valuable information captured. The response was overwhelmingly positive, and it turns out they want significantly more imagery than we need. It was agreed that our portion would cost about \$400 and the balance would be assumed by SSMR. There will be a binding contract signed with Pacific Geomatics with all three parties as signatories.

MOTION: to enter into a binding contract with SSMR and Pacific Geomatics for GIS imaging, with a maximum expenditure of \$400 – M/S/C
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Governance – with all the personal data that is being collected with the project, it was emphasized that no actual data will be distributed. Homeowners and interested parties will be able to access pictures of the maps on our website, but they won't contain homeowner information, and there will be a disclaimer imbedded in the maps.

SSPOA Board priorities for 2025 – open discussion

Ross asked the Board to put thought into how we envision going forward in what is now a “post-utilities” world. Are there any community issues, projects, etc. that we could or should be looking at that would fall under our mandate?

Also discussed was the importance of a succession plan, identifying future directors based on skills and eagerness to contribute.

Next Meeting – will be determined as business dictates.

Adjournment – 5:13 pm