

## MINUTES

### Annual General Meeting

Sunday, August 4, 2024 10:37 am – 11:58 am

Hacienda, 2778 Vancouver Blvd, Savary Island, BC

Present: Trustee Chair Bryan Miles, Trustee Lee Davis, Trustee Brent Brucker, Administrator Janine Reimer, and 30 others, for a total of 34 attendees.

**1. Opening Remarks** ..... Chair Bryan Miles  
The Chair welcomed the attendees, and introduced the trustees and administrator.

**2. Approval of the Agenda** .....Moved Alex Konyves, 2nd Joan Vollans. Carried.

### **3. Motion**

THAT the Minutes of the 2023 AGM be amended to show the new Water Use Bylaw as 136.

..... Moved Bill Duncan, 2nd Doug Dalzell. Carried.

### **3a. Motion**

THAT the Minutes of the 2023 AGM be adopted as amended.

.....Moved Alain Bouffard, 2nd Rosemary Lutter. Carried.

**4. Chair's Report** ..... Chair Bryan Miles  
Bryan summarized the year from AGM 2023 to AGM 2024 as having been a productive year. He discussed the Lower Tank thickness inspection in fall 2023 and the resulting favourable report that extended the expected life of the tank. He also reviewed the Upper Tank thickness inspection from spring 2024 and the mixed report noting excellent condition of the side walls and roof, but 25-50 percent degradation on the underside. Bryan said an engineering feasibility study next year would present options to the trustees on the best way forward.

Bryan said a suspended hospital-grade silencer system was installed on Generator-1 for the purpose of further reducing generator noise.

He said the Fire Hydrant replacement program had continued in 2024 with the installation of two new hydrants; one at Blair & Arbutus, and the other at Manahan & Patricia.

Bryan described the Savary Wharf Fire Protection joint project involving SSID, SIVFD and SIMAC, to provide and deliver water for fire suppression at the Savary dock. He said the project is currently in proposal stage to the qathet Regional District, and will be considered for qathet's 5-year budget cycle.

Bryan explained that the Thomson control panel's lead acid batteries were not a reliable power supply, and that when running too low could cause panel downtime that would then fail to start the generator. He said the trustees had therefore approved an expenditure on lithium batteries as a more stable source of power to the control panel.

The Chair provided an update on residential water consumption data. He said that in 2023, Savary Shores residences had consumed 6,775 cubic meters— 1.5 thousand gallons—of water, representing a 7.5 percent drop in consumption compared to 2022, which was 7,321 cubic meters. He said that in 2024 readings so far were closer to the 2022 readings, due in large part to several residential leaks earlier in the year.

Bryan announced new Water Sampler Karen Cunningham and Meter Reader Lisa Jackson who replaced Ruth White after Ruth’s back injury. He thanked Ruth for her service to SSID, and wished her a continued recovery. He said Lisa Jackson was also SSID’s Maintenance Contractor, having replaced Flora Tremblay, who resigned to look after her new family. Bryan wished her well, on behalf of SSID.

Bryan concluded with thank yous to Trustees Lee Davis and Brent Brucker, Administrator Janine Reimer, Systems Operator Kerby Fisher, and Electrical Consultant Neil McLean, for their dedication and work well done.

**5. Follow-Up on new Bylaw.....** Trustee Lee Davis  
Trustee Lee Davis provided a followup to the 2023 AGM introduction of new Water Use and Distribution Bylaw 136. She said the bylaw, which separates commercial from domestic uses of water, included section-20 that had been added to restrict private wells from uses prohibited in the bylaw.

Lee said the new bylaw was adopted on December 13, 2023 and registered with the government on January 4, 2024.

**6. Follow-Up on Generator Complaint .....** Trustee Brent Brucker  
Trustee Brent Brucker shared his concern for the Complainants’ hardship, and noted efforts made by SSID to ameliorate the noise complaints regarding generator-2, and then generator-1. He noted the run-times of generators-1 and -2 in 2023 as 807 hours and 46 hours respectively. Brent talked about costs incurred, the 2023 AGM discussion, the questionnaire responses from property owners, and the resulting decision not to include either of the questionnaire’s options in the 2024 budget. He said the topic wasn’t closed, but there were several other projects coming up that would need funding.

**Discussion.**

The Chair responded to property owners’ questions. He said there had been congenial complaints in the past year. He said that during instances of generator-1 failing to come on, the backup system had worked as intended, with generator-2 coming on instead. This reliability was necessary for providing water to residents, for firefighting, and for the fire insurance rating.

In response to a question about day versus night use of the 46 hours of generator-2 runtime in 2023, Bryan said the data could be retrieved from records. He explained that some generator-2 hours were for exercising the machine once a month to keep it maintained.

Bryan confirmed a question about decibel readings, saying that only cell phone decibel readings had been taken, and none taken at the complainants' property.

He said that lawyers were no longer involved.

A property owner commented that she had not answered the questionnaire because she felt she did not have the expertise to do so.

The Complainant spoke about a lack of recognition of the hurt toward them, and the intention to make them look like villains. He said he had not received a response to his April 24 email advising that generator-1 was cycling 3 times a day, which was up to 12 hours a day, resulting in his wife's lack of sleep, making it necessary to leave the island. He said the issue was not so much about how loud the generator is. He said that there had originally been problems with the generators alternating, then timer issues, and it took a year to replace the previous generator-1 while generator-2 was in use, to which the Chair responded was untrue.

The Complainant asked why the SSID lawyer, if there really was one, had not responded to their lawyer. The Chair said yes there had been a lawyer, and that the trustees had followed the legal advice.

The Chair called a point of order, and took the floor to respond to the Complainant, and to direct that the Complainant no longer had the floor.

The Chair noted that opportunities for discussion had been provided, and that time and money had been spent on mitigating the issues. He said SSID did not have the funds required to change operations, and the trustees bear responsibility of doing what is best for the water system.

**7. Operator's Report.....** Trustee Brent Brucker  
Trustee Brent Brucker read aloud the Operator's Report for 2024, as Operator Kerby Fisher was unable to attend.

He said two new hydrants had been installed, one at Patricia Crescent & Manahan Road, and one at the corner of Blair Road & Arbutus Road. The air relief valves would be replaced in September. Painting of the lower tank roof was completed, and all isolation valves had been exercised one or more times to confirm they were in good working order. The generators had undergone monthly operator's checks and minor maintenance, and were serviced three times during the year, and the new lithium batteries for the Thomson panel would help reduce generator run time.

Brent said water samples had been taken monthly from 8 sample stations with all months clear of E.Coli and coliforms. He commented on the excellent quality of the water, with test results reading "less than one" in regard to both coliforms and E.Coli. He noted that February and March results of "background colonies" at 3 stations meant the pipes at those sampling spots were harbouring contaminants that are not harmful, but indicate an environment where harmful organisms could grow. Brent added it may have been possible that heavy airborne pollen at that time might have been the cause. The sampling stations were re-cleaned and re-tested, with the second retest being

clear, and no chlorination required. Brent said nitrates testing had been done quarterly and showed no notable change, and the full spectrum analysis exceeded Canadian Drinking Water Guidelines.

Brent said a climber had been hired in October to clean and photograph the upper tank exterior. Photos showed areas of corrosion on the underside of the tank, so in March, a welder with experience in thickness testing had been hired to provide a report on the amount of steel degradation. The resulting report noted the corrosion at 25 to 50 percent. As a temporary measure, the most corroded areas had been treated with a rust inhibitor and rust paint, and a water systems engineer would provide a feasibility study to recommend options for addressing the problem.

Brent concluded with Kerby Fisher’s observations that the water system was in reasonably good operating condition.

**Discussion.**

In answer to a property owner, Electrical Consultant Neil McLean said the current lead acid batteries supporting the Thomson panel were less than 2 years old.

**8. Five-Year Plan.....** Chair Bryan Miles  
Bryan said the Five-Year Plan was flexible, and would be top-lined here, as there would further discussion when reviewing the Asset Management Plan.

He noted that the Hydrant Replacement Program was ongoing and would continue until all 13 had been installed. He said new meters would be installed as necessary, and explained that the Meter Replacement Program had been suspended because old meters had proven to be still 99 percent accurate. He said SSID would continue to consider a future solar powered system, and mentioned that the golf cart might need replacement in the next few years.

**9. Asset Management Plan.....** Administrator Janine Reimer  
The administrator referred to 2 posted graphs as Financial Models derived from the asset management online program called Waterworth, with one being last year’s presentation, and the other for this year. She explained the colour blocks and lines as representing asset replacements, operating costs, tax revenue, and resulting cashflow, and said the Plan was regularly updated as upcoming expenditures were predicted.

The administrator said the Financial Model last year had placed a \$700,000 lower tank in 2043, rather than recoating both tanks in 2038 for \$900,00. She said that after the AGM, further research found a different coatings company with a far better coatings estimate. The revised Plan showed a re-coat scheduled for 2038 for an estimated \$126,000. The Plan also showed a rebuild of the storage shed in 2036, but it was noted the project might not be necessary when the time came.

The administrator said the highest green peak at the far right was meant to represent large costs in the future beyond the graph’s 2047 limit, and would include a new large tank, and pipe replacements. She explained the black solid line representing the climbing cash level required to save for future expenditures.

The administrator pointed to a peak in the graph representing a possible upper tank replacement in five years from now. The \$170,000 expense was for an on-ground pressurize bladder tank, and was added to the Plan as a placeholder in anticipation of a real cost to be determined from the Feasibility Study next year.

The administrator said the Financial Model included tax data input from SSID’s long-term Tax Plan, with a five-year portion shown on the Tax Table poster. She pointed to the per-year amounts projected as payable by each water-connected property and non-connected property. She said the Tax Plan could change, but was currently scheduled to increase at \$80 per year for water-connected properties until 2030 when the increase would drop to \$50 per year.

**10. 2023 Financial Statements** ..... Administrator Janine Reimer  
The administrator had provided a hardcopy spreadsheet highlighting reserves, revenue, expenses, and annual surplus, for the year ended 2023.

She said the Reserves Fund at the end of 2023 was \$135,762. We had increased the reserves with \$21,400, and then spent \$19,000 on 4 Capital Projects, including the custom silencer system for generator-1, the leak fix on Brian’s Way, the Lower Tank inspection, and the new Tank Drain Valve. Total Revenue at the end of 2023 was \$123,284, most from tax income and also a bank interest of \$2,576 when the term deposit account matured. Expenses totalled \$133,411, of which the larger items were subcontractor fees, accountant fees, insurance, lower tank inspection, diesel fuel, and a large amortization expense of \$21,199. The Annual Surplus showed a negative balance of \$10,255 in part because of the \$21,199 accumulated amortization, but without that figure, the surplus would show a positive balance of \$10,944.

**11. Appointment of the Accountant**  
The Chair said SSID was happy with accountants DMD, and made a Motion  
THAT SSID re-appoint DMD as the accountant for 2024.  
.....Moved Bryan Miles, 2nd Gord Mitchell. Carried.

**12. Budget as at June 30, 2024** ..... Administrator Janine Reimer  
The administrator reviewed the second quarter as at June 30. She said the Reserves Fund was \$143,715. It had been increased by \$27,690 from the Asset Renewal Levy, and then reduced by \$13,800 for two hydrants, and \$5,700 for the upper tank inspection. Another \$12,000 was still to be spent this year on Air Release Valves, Lithium Batteries, and a new Roof on the Valve Chamber at the tank farm. The administrator said the Revenues so far this year were \$138,647, mainly from tax income. Expenses were \$69,512, with the main expenses being subcontractors fees, insurance, the upper tank inspection, diesel fuel, and \$11,272 amortization.

**13. Trustee Election** ..... Chair Bryan Miles  
The Chair announced Brent Brucker as running for the three-year term vacancy, and called three times for other candidates from the floor. There being none, Brent Brucker was acclaimed for the new term.

**14. Trustee Remuneration** ..... Chair Bryan Miles

The administrator said that at last year’s AGM, a Motion had been passed to remunerate the trustees \$600 per year to acknowledge the work involved, and related costs that are not expensed.

The Chair called for a Motion  
THAT the trustee remuneration be continued through the next year.  
..... Moved Gord Mitchell, 2nd John Revitt. Carried.

**15. Additional Remarks**

Property owner Doug Dalzell said he had observed the ongoing work of the SSID Boards since 1991, and thanked the trustees for their hard work. Property owner Gord Mitchell said he had spoken with residents of other water systems, and found they pay more than at Savary Shores.

Bryan spoke on the topic of grants being mostly unavailable to improvement districts, unless the improvement district is taken over by its regional district, which is not likely here, as witnessed in the Lund Waterworks request for help. Bryan said that if ever SSID did get taken over, the resulting taxes to Savary Shores property owners would go up, mainly to pay for regional district salaries.

Property owner Alex Konyves said he was interested in learning more about the machinations of the Improvement District. The Chair suggested a helpful resource was the Water System Map, and noted the various infrastructure items that could be found there. The administrator said that anyone wanting to attend a trustee meeting could let her know, and she would advise when the next meeting was scheduled.

**16. Adjournment**.....Moved Chair Bryan Miles.  
Adjourned 11:58 am.