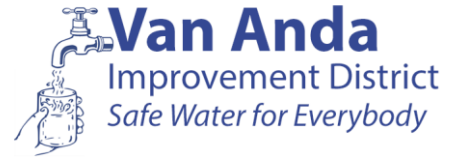


Date	April 18, 2026	Time	9:30 am
Location	Van Anda Legion		
In Attendance	Trustees: Ron Smith, Chair RS Jennifer Moore JM Jane Waterman JW Gary Friars GF Regrets: John Colongard Staff: Sandra Haszard (Administrator, Recorder) SH Joseph Scott (Operations Manager) JS Marianne Segers (Senior Water Operator, Fire Clerk) MS Elections Officer: Terry Hollo TH	Public: Terry Waterman	

Agenda Item	Lead	Outcome	Action
1. Welcome	RS	Meeting called to order at 9.35	
2. Adoption of the Agenda	RS	It was moved by JW and seconded by JM that the 2026 Annual General Meeting agenda be adopted with minor change. Motion carried.	Moved JW 2 nd JM
3. Adoption of 2025 AGM Minutes	RS	It was moved by TW and seconded by JM to waive the reading of the 2025 AGM minutes. Motion carried. It was moved by TW and seconded by TH that the 2025 Annual General Meeting Minutes be adopted. Motion carried.	Moved TW 2 nd JM Moved TW 2 nd TH
4. Report from the Chair	RS	Chair's Opening Remarks The Chair thanked everyone for attending and noted that the Board extends its appreciation to all VAID employees. The main highlight this year is the Metering Project. There has been extensive background work, and field work is now well underway. The grant covers all project costs. The project remains mostly on time and on budget. Of the 20 grant recipients across the province, Van Anda is the closest to completion, with approximately 75% of meters installed. There may be surplus funds remaining that VAID could be permitted to keep. A meeting is scheduled with the project support group to discuss billing. VAID will hold a public meeting afterward to share information and present billing options. Meter Project Benefits The Chair outlined the benefits of the metering project: – Supports water conservation and reduces treatment costs. – Helps identify leaks on private property, reducing potential property damage. – Allows VAID to determine mainline leakage by comparing total production to total metered use. – Leaks have already been found during installations. – Previously unknown pipes were located. – All connection locations but one are now documented. A map was displayed showing completed and remaining installation areas. The contractor has invested in equipment that increases efficiency, including a pipe freezer and a rock saw. Some properties that previously received water through neighbouring properties are now connected directly to a new main.	

	<p>Budget and Operating Pressures</p> <p>The Chair noted that the Board works hard to keep budget increases as low as possible while improving long-term efficiency. Improvement Districts cannot run deficits. For the past two years, VAID has come very close to its budgeted amounts, which creates year-end pressure. Costs continue to rise across the board—insurance, supplies, chlorine, salt, and repair materials. Employees receive an annual cost-of-living increase.</p> <p>Capital projects are underway to reduce the amount of water that must be processed. The sand filter will help reduce treatment needs. Chlorine equipment still requires ongoing attention. A deeper intake will provide cleaner source water and reduce treatment costs.</p> <p>Discussion</p> <p>Q: Some residents come here for a more affordable lifestyle, but costs have tripled in the last 6–7 years.</p> <p>A: VAID water is regulated by VCH and cannot revert to simpler treatment methods like those used in Gillies Bay. Leak detection work has already reduced production and saved treatment costs. Payment plans are available. The only way to significantly reduce costs would be to reduce service levels. Previous boards kept rates low for many years, which eventually resulted in steeper increases when upgrades became unavoidable.</p> <p>Q: There are negative opinions in the community and concerns about whether billing will increase or become more frequent.</p> <p>A: A community billing information meeting will be held once more details and options are available. Information will be shared ahead of the meeting for public input.</p> <p>Q: A negative story is circulating about someone being told they needed to pay for a new valve. Is there a contingency fund for this?</p> <p>A: The system requires significant work, and property owners are responsible for their own infrastructure. No one has reported any costs incurred due to meter installations.</p> <p>JS: In one case, a pressure-relief valve functioned as designed when water was turned back on after a meter installation. This can occur any time water service is restored.</p> <p>Q: What happens if high water use is detected after a meter is installed?</p> <p>A: VAID will notify the owner.</p> <p>Q: What if the required repairs cost thousands of dollars?</p> <p>A: The owner can choose between paying for the water used or repairing the leak.</p> <p>Q: Paying for leaked water instead of repairing it doesn't help the community.</p> <p>A: If VAID paid for repairs on private property, everyone's rates would increase. VAID's concern is only when production rises too high. The meter software system will flag leaks and unusual usage.</p> <p>Owners will be able to access their usage data online and set up personal notifications. VAID will also receive alerts and will contact owners who are not set up online.</p> <p>Concerns about expensive repairs needed by owners were addressed at a previous meter project meeting by encouraging owners to come to the Board if such a situation arises. The Board works hard to find fair solutions when</p>	
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		residents face financial hardship. Attendees were thanked for raising concerns; while noting the Board cannot address issues it does not hear about.	
5. Fire Report	SH	Chief Mark Robert was unavailable to report. MS had planned to present but was called away for an emergency response. The Fire Report was displayed on screen, and a brief summary was provided. For 2026, ongoing items include the CEPF grant, which has been approved for \$30,000 in new equipment, as well as continued recruitment and wildfire training. A regulatory change means that turnout gear for volunteer firefighters is now one third of the previous price and doesn't have to be personally fitted. A short overview was also given of the Member Survey results shared by the Texada Volunteer Firefighter Association	
6. Financial Report	JW	JW presented the Financial Statement. She said that Dwayne previously presented but has resigned as Auditor. We chose CMK after comparing who else was available. Qualified Opinion is no change. Meter grant is reason for increases in financial position, revenue, assets, surplus, etc. Expense for Repairs and Maintenance explained – due to capital project spending and accounting rules. Without projects, expense would be similar to previous year. VAID is in good position. Q: What is the Loss on disposal of assets? A: The list of capital assets, most of which are individual sections of pipe, was updated and duplicates removed therefore lowering overall asset value. Motion: It was moved by TW and seconded by JW that the 2025 Draft Financial Statements be accepted as presented. Motion carried. Motion: It was moved by JM and seconded by TH to appoint CMK to perform the Financial Audit for 2026. Motion carried.	
7. Business	RS	None	
8. Introduction of Election Officer	RS	Terry Hollo agreed to act as Election Officer for the 2026 Van Anda Improvement District AGM.	
9. Election of Trustees	TH	2 positions open. JC was not able to be present and provided a letter stating he is prepared to stand again. TH asked for any nominations from the floor: RS nominated JM, who agreed to stand. TH asked two more times with no replies. Nominations were closed. Trustee positions filled by John Colongard and Jennifer Moore, elected by acclamation. Congratulations John and Jennifer.	
10. Questions from the Floor	RS	Mapping progress is fantastic. Locations, details, photos, layers, devices. Q: is the mapping data safe? A: backed up to cloud daily, also downloaded to local device periodically. Old sketches have been added in for reference.	
11. Meeting adjourned	RS	Meeting adjourned at 10:55	



Van Anda Improvement District

Annual General Meeting

Chair's Report

On behalf of the Trustees, John Colongard, Jane Waterman, Jennifer Moore, Gary Friar and myself, I welcome you all to VAID's 2026 AGM. The Trustees wish to thank our employees, Sandra Haszard, Joseph Scott, Marianne Segers, Bernardo Reyes and recently hired Tyler Andres for the attention to detail and professionalism they bring to their duties.

This past year was marked with "mostly behind the scenes" work and installation of water meters within the District. The project was fully funded through the BC Government's Meter Pilot Project and is on budget and mostly on time. We expect that VAID will be holding a community meeting once all the meters have been installed in June or July to discuss and decide upon new billing structures and systems and begin to start a mock billing process later this year

The transformational impact of the metering project on VAID's organization and operations needs to be recognized and highlighted. The project will not only help us identify leaks on properties but has allowed VAID to accurately map all our connections, upgrade and reposition connections where needed and identified water mains that need replacement (that one of lines existed was a surprise). These impacts coupled with the infrastructure and organizational changes made over the past decade have brought our capability of producing and distributing high-quality potable water that is comparable to many municipalities in BC. Thanks for these transformations need to go to all those involve, current and past employees and Board members and the residents who have given us suggestions and feedback.

While VAID is very proud of the strides we've made in creating efficiencies of producing and distributing potable water we recognize that the cost of producing water has increased. The Board dislikes these increases as much as the residents do and try as best we can to minimize increases and are constantly looking for increasing efficiencies. Examples of this are integrating a sand filter into the treatment plant, replacing our chlorination unit, moving the water intake in Priest Lake and replacing leaking pipes. However, the Board is constrained. We must abide by Vancouver Coastal Health regulations and cannot run deficits. Given the inflationary pressures on services, freight, supplies and wages it is inevitable that costs increase each year. VAID encourages anyone that is concerned with the increases in VAID's budget to consider joining the Board.

Thank you all for attending our AGM and your interest in VAID.

VAN ANDA IMPROVEMENT DISTRICT AGM 2026

FIRE RESCUE AGM REPORT



Overview

Fire Services in 2025 operated with a **small but committed membership**, responding to medical calls, fires, and rescue incidents while also investing in training, equipment, and compliance. Medical responses continued to represent most calls, reflecting broader regional pressures on emergency services.

Emergency Response Summary

Throughout 2025, Fire Services responded to:

- Medical emergencies
- Structure and wildland fires
- Motor vehicle incidents
- Texada Rescue mutual-aid calls

Key points:

- Average response crews ranged from 3–5 members
- Mutual aid with Gillies Bay Fire Department remained essential
- Several calls involved challenging access or extended on-scene times

Training & Preparedness

Training and preparedness activities included:

- Air brakes certification
- Jaws of Life and vehicle rescue training
- Hydrant maintenance training
- SCBA testing and maintenance
- Wildfire and EV-related training opportunities

Despite staffing limitations, the department continued to pursue training that improves safety and response effectiveness.

Equipment & Apparatus

2025 saw continued investment in equipment:

- New rescue truck deployment and outfitting
- Maintenance of existing engines and apparatus
- Replacement of hoses, turnout gear, and SCBA components
- Planning for trailers and portable wildfire equipment

These upgrades improved operational readiness and safety.

Community Engagement

Fire Services supported:

- Public education on fire prevention
- Seasonal wildfire awareness
- Community events and school activities

Recruitment remained a challenge, with emphasis placed on:

- Training opportunities
- Honorariums and tax credits
- Supportive, realistic participation expectations

Financial Oversight

Fire finances were reviewed regularly:

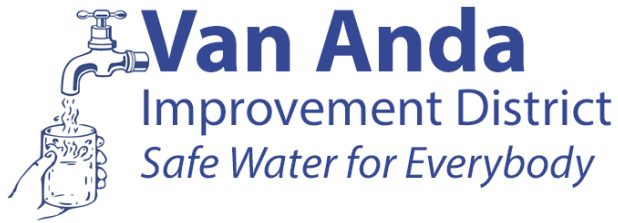
- Grant funding (including CEPF and wildfire reimbursements) supported equipment purchases
- Budgets were adjusted to reflect training, maintenance, and operational realities
- Discussion continued on how water infrastructure supports fire protection and how costs should be allocated

What's Happening in 2026

In early 2026, Fire Services are focused on:

- Expanding training, including wildfire and rescue courses
- Implementing improved SCBA tracking and inspection systems
- Addressing long-term apparatus viability (notably aging tankers)
- Deploying grant-funded equipment (portable tanks, radios, thermal imaging, generators)

Recruitment, compliance, and sustainable staffing levels remain key priorities moving forward.



VAID AGM

Water Operations & Meter Project Report

2025 was a busy, hands-on year for the water team — the kind of year where most of the work happened quietly in the background, long before anyone turned on a tap.

Keeping the Water Treatment Plant Running

The Water Treatment Plant had a challenging year. Several pieces of equipment that normally run in the background needed major attention:

- The chlorine system had repeated problems, which meant operators had to spend extra hours adjusting and testing to keep water safe.
- The UV testing equipment failed more than once and had to be repaired or replaced.
- The ion exchange system — which helps remove dissolved organics — needed new media and careful monitoring.
- The generator didn't always start during outages, so repairs and new parts were needed.

Even with all this, the team kept the water safe and flowing. When equipment failed, they caught it quickly, issued notices when needed, and fixed the problems.

Finding and Fixing Leaks

2025 was also a year of major leak detection and repair. A professional leak-detection contractor helped identify hidden leaks across the system — some under roads, some near hydrants, and some on private property. Fixing these leaks made a big difference. Water production dropped noticeably afterward, which means less strain on the system and lower long-term costs.

Upgrading the Distribution System

A lot of work went into the pipes and pump stations that move water around the community:

- The Wall Street pump house received new pressure tanks and valves.
- Several valves around the system were dug up, repaired, or replaced.
- Old cast-iron fittings and outdated parts were removed.
- Mapping of the entire system improved dramatically, with photos and notes added to digital maps.

These upgrades don't always show up on the surface, but they make the system more reliable and easier to maintain.

Dam and Source Water

The dam was inspected weekly and remained in good condition. Heavy rains caused high flows at times, but nothing out of the ordinary. Operators also monitored lake conditions, including algae and organics, which can affect treatment.

Staffing and Training

The water team worked extremely hard in 2025. Equipment issues meant more labour hours than usual, especially during the summer and fall. New staff joined, training increased, and the team continued to build capacity for the future.

Meter Pilot Project – 2025 Progress Report

2025 was the year the Meter Pilot Project truly took shape.

Planning and Preparation

A huge amount of preparation happened before any meters went into the ground:

- Requests for Proposals were issued for both the meter hardware and the installation work.
- Contractors visited the island to understand the terrain and the system.
- Staff created maps, drawings, and connection lists for every property.
- A community meeting was held at the Legion to explain the project and answer questions.

Locating Every Water Service

Before meters could be installed, the team had to find every service connection — some dating back decades.

This meant digging, metal-detecting, reviewing old records, and talking with long-time residents.

Out of 233 connections, many were straightforward, but others required detective work. This step alone saved time and money later.

Early Construction Work

By late 2025:

- New meter boxes and lids arrived.
- Operators pre-assembled meters and transmitters.
- The Copper Queen area saw new lines and early installations.
- A storage container was purchased to organize project materials.

Project Costs and Funding

The project is fully funded by a provincial grant.

Public Engagement

Residents were generally supportive and cooperative. Many provided contact information, attended meetings, or asked thoughtful questions about how metering will work.

Overall Picture for 2025

2025 was a year of **major progress**:

- The water system became better mapped, better understood, and better maintained.
- Leaks were found and fixed.
- The treatment plant received essential repairs and upgrades.
- The Meter Pilot Project moved from planning into action.
- Staff worked extremely hard to keep water safe and reliable.

Even though the financial statements show higher Waterworks expenses, this is mostly because of Capital Projects running through the same accounts. Normal operations remained stable.

2026 So Far: A Quick Update for Residents

The first months of 2026 have continued the momentum from last year.

Water Operations

- The ion exchange system is running more smoothly, with backwashes now spaced out to reduce wear.
- The reservoir area is being repaired after erosion was spotted — Fortis has already done some work.
- A leak on Blewett resolved after nearby work, and two sections of old steel main were uncovered during meter installations and will need replacement.

Meter Project

- About **half of all meters are now installed**, with more happening each week.
- The online meter system (Neptune360) is up and running.
- Operators and contractors are working closely together, section by section.
- Some surprises have been found — such as service lines that were larger or smaller than expected — but these are being corrected as part of the project.
- A public meeting is planned for later this year to explain how billing will work once meters go live.

Staffing and Training

- New staff are settling in well.
- Operators continue to train on equipment, safety, and certification.
- The team is preparing for the transition to metered billing in 2027.

Closing Message for the AGM

2025 was a year of heavy lifting — both literally and figuratively — for VAID's water system. The work done last year has already paid off in 2026, with a more reliable system, better data, and a meter project that is well underway.

Residents can feel confident that the water system is being cared for with dedication, professionalism, and long-term planning.