

Date	April 9, 2022	Time	10:00am
Location	Van Anda Legion		
In Attendance	<p>Trustees: Ron Smith (Chair) RS (2022) John Colongard JC (2023) Neale Berjer NB (2023) Jane Waterman (2024) George Childress (2024)</p> <p>Staff: Ken Soles (Senior Water Operator) KS Austin Rycroft (Water Operator) AR Sandra Haszard (Admin Asst, Recorder) SH Mike Craggs (Fire Chief) MC</p> <p>Auditor: Dwayne Dunn DD of DMD Accountants Election officer: Terry Hollo TH</p>	<p>Ratepayers: Terry Hollo TH Angela Beaumont AB Diane Nicholas DN Phillip Tidd Fred McElroy FE Terry Waterman TW Karen May KM Sue Comely SC Alan Mclsaac AM Rodger Hort RH</p>	

Agenda Item	Lead	Outcome	Action
1. Welcome	RS	Ron called the Van Anda Improvement District Annual General Meeting to order at 10:00 am and introduced the trustees and staff members.	
2. Adoption of the Agenda	RS	Motion: It was moved by TH and seconded by JW that the 2022 Annual General Meeting agenda be adopted. Motion carried.	Moved TH 2 nd JW
3. Adoption of the Minutes of the 2021 AGM	RS	Motion: It was moved by JC and seconded by TH that the 2021 Annual General Meeting Minutes adopted. Reading of the minutes was waived.	Moved JC 2 nd TH
4. Report from the Chair, 5. Questions included as they were asked	RS	<p>Staff were thanked. Sylvia Praught has left and Sandra is continuing the updates SP brought to VAID and keeping the board updated. Appreciation expressed for Ken and Austin (applause). Amazes people how much work is involved as trustee. 2 main operation issues:</p> <ol style="list-style-type: none"> 1. Leaks – we are in slightly better position than last year. New leaks keep coming. Major leak can be 23,000 gallons per day and drain the tank in hours. Working next on determining private property leaks. Grant application to qRD of 600,000 not accepted – Province doesn't like to give money to IDs. GB in similar situation. qRD is having discussions about this. New gas tax-type grant recently announced – up to 6 million for major infrastructure works. Perhaps Texada as a whole can obtain one of the 3 available. 2. Last years heat/dry spell brought lake levels down to almost below intake level. Likely to worsen in future. Need to move or replace pumps – add to grant appl. <p>Capital reserves tapped in 2021, which was part of the major increase in 2022 rates. Capital reserves are essential with inflation being other main cause of increase. The board definitely heard the concern expressed by residents. Power point presented explaining possible restructuring of Parcel Tax Assessment and Water Toll billing. <i>Parcel Tax Assessment:</i> cover infrastructure costs, about 40% of total water budget. 3 options presented:</p>	

	<p>1. Stay the same The rationale for this fee structure is that larger parcel sizes increase the amount of infrastructure required</p> <p>2. Flat rate (around \$480) Move residents have parcel a so would see a rise in tax</p> <p>3. Based on BC Assessment Roll Usage Code Res. \$400, commercial \$1000, commercial accommodation \$2000</p> <p>Questions from residents, answered by RS: AB – Richmond works theirs out by people per household. Can we do this? Many more hours work puts rates up AB – Why pay more for larger parcels? See rationale in option 1 KM – why commercial accommodation more than commercial? Imaginary number at this point RH – how many properties are small? About 70% RH - so larger properties getting discount if change made? AB – commercial accommodation rate queried. SH: only trailer park included currently. All B&Bs on BCA Roll have usage code of residential. If usage code of B&B should be on the Roll in the future, this situation will be added with consideration given to amount.</p> <p><i>Water Tolls Taxes:</i></p> <p>1. Keep current system</p> <p>2. Use water metering. This is ultimately the fairest method but costs more to install and operate.</p> <p>3. Introduce a three-tiered water toll fee structure based on self-proclaimed water use levels. Prefer honor system though we do know...</p> <p>Questions/comments:</p> <p>KM – metering has high initial costs but additional tool, necessary with climate change. RS – there will always be water restrictions in summer because more water is used then, and the plant may not be able to keep up RH – do we have average household use yet? Trustee meters for study not being read regularly. RS - too much variation on household size & usage for these numbers to be very useful RH - need household data. RS - very wide range of variables TH – previous meeting had talk of trustees’ households being metered – what data is there now? RS – too much variation to be useful at this point AM – would meters be cheaper if read electronically? RS – processing data still costs VAID RH – cost of meter billing insignificant. RS – depends on meter type RH – how many meters in study? Not being read on consistent basis. If volunteers to assist in usage study RS – off topic KM – suggested pilot project where certain household types are identified to be metered for data collection SC – AB town of 1,100 meters read annually with adjustments to billing AB – do previous grants received take away from new grant applications? No RH – consider other options e.g., diking to raise level of Priest Lake JC – water runs under road and over dam. Last summer, no water going over dam. Raising dam has significant cost & there would be problems with province if changing the lake level RS - position of pumps is the problem. There is lots of water.</p>	
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<p>6. Financial Report 7. Question included as asked</p>	<p>RS, DD</p>	<p>RS spoke of change to new accountants DMD and introduced Accountant Dwayne Dunn, who explained the financial statements and the changes from previous years including assets, inventory, depreciation rate. Attendees were invited to ask questions as he covered the various items. Everything fine except: 1. qualification for water works: books had 45 more years expected with no problems. Looked like less but not engineer. Looked for independent assessment, but none available at this time. Set up at cost; leave as-is for now and suggests getting info for accuracy. 2. Uncertainty to going concern: at year end, little money in account & no reserve fund. Note that loans or grants may be needed. Thinks reserve should be more though not engineer. Assessment should be done by an expert. AB – did previous statements say these were ok? DD – not mentioned before. Looking at this with new eyes. Depreciation was more general - too low or high in past. This being an audit rather than review means more digging. AB – when was the last audit done? DD – 2 years ago DD cont'd – looks at risk of errors with systems review, has a couple of suggestions regarding processing & approvals. FM - how is overall health? DD – outside his scope, someone with engineering background is needed to answer that KM – appreciate clearer picture presented today, go to ferry now AB – recommend engineer to study? DD: Yes, study done in 2016 though not updated. RS: 2016 study not by engineers Motion: It was moved by JW and seconded by GC that the 2021 Audited Financial Statements be accepted as presented. Motion carried. JC – actively working on compiling and updated information on infrastructure locations & material. Some part past life expectancy. Need to consider future needs when replacing. May take all year to complete info collection. DN - what was \$33,000 training? Most of that was from Officer of Fire Commissioner grant for extrication tools & training. Other was catchup after Covid training cancellations. AB – Fiscal responsibility should have had Julie training first-aid rather than sending to PR. NB – cannot answer TH - understands cash flow & rates increase, but why not borrow while rates low? RS – eggs in grant basket TH - Suggestion from floor: instead of huge rate increase, consider loan. RS – always need capital reserve, rates would have been higher with loan. Other board members: will consider for future.</p>	<p>Moved by JW 2nd GC</p>

		<p>RH: priorities for coming year? leaks, lake pump. Pipes replacement of AC & steel lines – 600k, Wall St pumphouse – 50k, intake pumps – 25-30k. Chlorinator is 20 years old, nearing end of lifespan. KM - is there a 5-year plan? JC – need study completed to determine actual costs, accountant made us update Econics report so getting there. AB – last years rates doubled, understand due to lack of past work. Will rates be doubling again? RS: cannot say, expect Cost Of Living increase AB – materials up 25%, what about future? Remains to be seen RH - sees 2 problems: 1. treated water being lost – it is expensive 2. aging infrastructure rates will go up year after year. Have you looked at loan & compound rates? RS - we have repaired major leaks, grants applied for, wait till end of April for latest grant possibilities RH - waiting for grants is iffy, start working towards loan anyway. Can VA raise all the money that is needed? Consider turning over to PR Many: cost more to run if RD RS - look at loan & do referendum JC - how many here in favor of loan (3 hands raised, “if no other choice”) TH - Compare increase with loan. what are costs of loan? publish this info on website? May save in other areas RH - next year ask for people to come with suggestions. 2 things to consider: 1. raise lake level, 2. legacy donations NB - Board very interested in suggestions from community. Thank you every for coming, appreciate interest shown. KM - volunteered to make coffee & cookies for next years meeting FM - impossible for out small number of ratepayers to pay off loan JC - rate increases did not include cost of pipe replacements. Will need loan if major repair necessary. Marble Bay/Coleborn cost 80k. FM - any wood-stave pipe left? No. 2nd worse is steel lines from 1941. DN - can pipe replacements be worked on a bit at a time, between other jobs? No, cannot be done this way. AB - Asked board to commit to using local contractors RS - this is standard operating procedure AB - what about training? SH: Julie’s class sizes were smaller, so PR cost was much less. NB - number of ratepayers will be increasing from boundary extensions.</p>							
8. Introduction of Election Officer	RS	Terry Hollo agreed to act as Election Officer for the 2022 Van Anda Improvement District AGM.							
9. Election of Trustees	TH	<p>1 position open, of 3 years. RS position ending and he is standing again. TH asked for nominations from the floor three times with no replies. Trustee position filled by Ron Smith, elected by acclamation. Congratulations.</p>							
10. Fire Chief Report	MC	<table border="1" data-bbox="467 1745 1295 1858"> <tr> <td>Fire Calls</td> <td>4</td> </tr> <tr> <td>Medical Assists</td> <td>24</td> </tr> <tr> <td>Road Rescue</td> <td>11</td> </tr> </table> <p>Annual report read out loud (attached), and: Covid - more people allowed in hall now.</p>	Fire Calls	4	Medical Assists	24	Road Rescue	11	
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		<p>1st time class held here for EOFF</p> <p>More training for Air Brakes so all firefighters can drive 601 – never know who will be available for call.</p> <p>SOG's are standard operating guidelines – allows for some variations for individual Fire Depts. Procedures are more specific, will be completed these in new year with smaller equipment first.</p> <p>Old equipment went to Caribbean, recipients overjoyed.</p>	
11. Questions for Fire Report	MC	<p>AB - How many firefighters?</p> <p>MC – Numbers vary. Hard to replace when someone leaves</p> <p>AM – how many firefighters if you counted them today?</p> <p>MC – 11</p>	
12. Meeting adjourned		GC moved to adjourn the meeting at noon, NB seconded	