



**MINUTES**

**Trustee Meeting – AGM preparation**

10:00 AM Friday July 19, 2024

Via Zoom

Present: Chair Bryan Miles, Trustee Lee Davis, Trustee Brent Brucker, Administrator Janine Reimer.

- (i) Pre-meeting review of the morning’s Generator-1 failure
- (ii) Pre-meeting discussion of OBS well stable water level

**1. AGM Preparation**

**(a) Chair’s Report**..... B.Miles  
 Bryan reviewed the points he would include in the Report of events since the 2023 AGM. He said the Report would be sent to the administrator before the AGM.

**(b) Followup on new Water Use Bylaw**..... L.Davis  
 Lee agreed to update the AGM attendees that since the 2023 AGM, the new bylaw had been adopted and registered.

**(c) Followup on Generator Complaint**.....B.Brucker  
 Brent agreed to update the AGM attendees that since the 2023 AGM, a questionnaire had been circulated and responses considered.

**(d) Operator’s Report**.....B.Brucker  
 Brent agreed to read aloud operator Kerby Fisher’s AGM Report.

The trustees discussed the preliminary information available regarding the upper tank condition and replacement. An engineering Feasibility Study would be included in the 2025 budget, and until the Study was received, a placeholder estimate would be included the Asset Management Plan.

The trustees discussed preparedness; how a tank failure might start to show, and what measures could be done before then. It was suggested that a new pump be installed on standby at the lower tank, to provide pressurized water to the upper system in the event of upper tank failure. It was agreed that a scheduled mock failure in the fall could be a useful exercise.

**(e) Financial Report** ..... J.Reimer  
 [The 2023 Financial Statements and 2024 Budget Report had been reviewed at the previous trustee meeting.] The administrator showed an updated Financial Model onscreen. The Model included a graphic peak in 2029 indicating a possible upper tank replacement, and a cashflow line showing increased tax revenue required for that eventual expense. The trustees also viewed the Five-year Tax Plan onscreen, and requested it be in poster format for display at the AGM in conjunction with the Financial Model.

**(f) Five-Year Plan**..... B.Miles  
Bryan said he would topline the Plan at the AGM, and explained that it was a rolling update on projects finished and started.

**(g) Appointment of the Accountant**..... B.Miles  
Bryan said he would call for a Motion at the AGM.

**(h) Election** ..... B.Miles  
Bryan said should there be an election, the vote tabulation would move to a back room at the Hacienda to avoid distraction during the count.

**(i) Trustee Remuneration** ..... J.Reimer  
It was discussed that the remuneration introduced last year was to accommodate the increased volume of trustee work and hidden costs. The administrator would call for a motion at the AGM to continue the remuneration.

**(j) Additional Remarks**..... B.Miles  
Bryan would provide time at the end of the AGM for property owner discussion.

**Motion**

THAT the meeting move in camera.....Moved B.Brucker, 2nd L.Davis. Carried.

**2. In Camera**

**3. Adjournment**..... Moved B.Miles.  
11:52 AM