

**CHERRY CREEK WATERWORKS DISTRICT
ANNUAL GENERAL MEETING MINUTES
held at the Cherry Creek Community Hall
Wednesday, June 4th, 2025**

Present

1 CALL TO ORDER: 6:35pm

2 OPENING REMARKS

3 ADOPTION OF THE AGENDA

MOTION:

"THAT the agenda for the 66th Annual General Meeting be accepted."

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| Moved | Jennifer Smith |
| Seconded | Wayne Smith |

4 2024 FINANCIALS REPORT

Cory Vanderhorst, Assurance Services – MNP 2024 Financials Report Presentation and approval of financial reports

Motion – "THAT the Board of Trustees allow Director Mike Sparrow to speak as a non-resident at the 66th Cherry Creek Waterworks AGM"

Moved: Dana Forrester

Seconded: Robert Babych

CARRIED

Question and Answers from the floor:

Q. Mike Sparrow – How many delinquent accounts does CCWW have?

A. Dana Forrester – It's hard to break down total AR but the staff have been tightening up on water receivables and that seems to be working.

Q. Yvonne Kruks – What can converting to the ACRD do to help the delinquent taxes?

A. Wes Kovacs-Flood – Land taxes could potentially have the ability to be deferred

A. Mike Sparrow – Can defer at age 55 years and only current taxes, not delinquent.

A. Colin Vanderhorst – ACRD would potentially have more resources to hold an annual tax sale on delinquent properties.

Motion – "THAT the Cherry Creek Waterworks District Financial Statement for the year 2024 be approved as presented"

Moved: Robert Babych

Seconded: Wayne Smith

CARRIED

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| 5 | Fire Chief's Report |
| | <p>Presentation and approval of Fire Chief's report</p> <p>Question and Answers from the floor:</p> <p>Q. Charlaine Lacroix – What is the estimated cost for the new firehall build? A. Lucas Banton – between \$2.6 and \$2.8 million</p> <p>Q. Ron Crema – Is there an increase in overdose calls since Covid? A. Lucas Banton – It is tracked, but I don't have the exact breakdown with me.</p> <p>Q. Frank Kruks – Does what you have to respond to make it more difficult to recruit new members? A. Lucas Banton – Recruiting has been a challenge, but we don't think that is why. We believe it is due to people not realizing the amount of work and commitment, personal schedules and prior commitments that has made recruiting harder.</p> <p>Q. Stacey Watton – Do people use CCVFD as a stepping-stone for other career positions? A. Lucas Banton – If retention is less than a year, then no but if they are with us longer than one year and leave, then yes, it is probable that they had used CCVFD as a stepping-stone.</p> <p>Q. Mike Sparrow – Is there still a delay for purple calls? A. Lucas Banton – We receive all calls in almost real-time now.</p> <p>Motion – "THAT the Fire Chief report be accepted as presented"</p> <p>Moved: Wayne Smith Seconded: Dana Forrester CARRIED</p> |
| 6 | Water Board Report |
| | <p>Presentation and approval of Island Flow Controls Water Solutions Presented by Wes Kovacs, IFC report</p> <p>Question and Answers from the floor:</p> <p>Q. Ron Crema – Are the water statistics online to view? A. Wes Kovacs-Flood – No, but we could look at posting that data.</p> <p>Q. Frank Kruks – Why do we use Island Flows versus someone local? A. Wes Kovacs-Flood – We are trying to transition certain water related activities to current staff but at the end of the day, it is very challenging to become ticketed.</p> |

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| | | <p>Q. Ron Crema – approximately 90% of Sproat Lake residents take water directly from the lake without all the VIHA restrictions. What is stopping CCWWD from doing the same?</p> <p>A. Wes Kovacs-Flood – Those homeowners are taking their own risk in doing so. As an Improvement District, we need to sell you treated water due to liability.</p> <p>Q. Ron Crema – Is 4-3-2-1 only because of the 1 issue in Victoria?</p> <p>A. Dennis Francoeur – No, there have been many similar cases across Canada.</p> <p>Q. Mike Sparrow – How many days per week on average was Joe here in 2024?</p> <p>A. Wes Kocavs- That number is hard to determine. He is scheduled here every Wednesday plus extra days as needed.</p> <p>Q. Yvonne Kruks – Were you happy with Joe’s service in 2024?</p> <p>A. Wes Kovacs-Flood – Yes. At the end of the day, Joe provides the guarantee that CCWWD is selling safe water to its residents.</p> <p>Q. Mike Lesowksy – If Sproat Lake residents can draw water directly from the lake, why can’t residents of CCWWD buy one share of CCWWD each and do the same?</p> <p>A. Wes Kovacs-Flood- CCWWD owns the water licence. To do so, each resident would have to obtain a water licence from the province.</p> <p>Q. Frank Kruks – Do we have plans to get rid of the asbestos in the watermain?</p> <p>A. Wes Kovacs-Flood – Yes, that is included in the watermain replacement projects.</p> <p>Q. Mike Sparrow – How much is watermain replacement costing?</p> <p>A. Wes Kovacs-Flood - Approximately \$600/m</p> <p>Q. Mike Sparrow – Is that all in?</p> <p>A. Wes Kovacs-Flood – Yes.</p> <p>Motion – “THAT the Island Flow Controls Water Solutions Maintenance report be accepted as presented”</p> <p>Moved: Jennifer Smith Seconded: Wendy Johnston CARRIED</p> |
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| 7 | OLD BUSINESS | |
| | O-1 | <p>Conversion – questions generated from town hall</p> <p>Q. We heard that the rules are changing and Improvement Districts will be able to get grants?</p> <p>A. ACRD confirmed again that unless they can confirm that all their capital projects are sufficiently funded, CCWWD will not receive funding from CWF.</p> <p>Q. Diana Banke – Can ACRD co-sign on loans for CCWWD?</p> <p>A. Wes Kovacs-Flood – No, regional districts use MFA for funding and as an Improvement District we do not have access to MFA.</p> |

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| | | <p>Q. Ron Crema – This is changing . . .</p> <p>A. Wes Kovacs- Flood – According to MFA this morning, there was one resolution brought forward at UBCM but they do not know how much support it will receive and their existing policy on ID conversion is long-standing and unlikely to change. To date, they have not had any conversations with the Province that would indicate a change in their position.</p> <p>Q. Frank Kruks – What are the dimensions of the new treatment building?</p> <p>A. Wes Kovacs-Flood – 5000 square feet</p> <p>Q. Robert Johnston – I believe that the 4-3-2-1 will make our water harmful. After the new treatment plant is installed, I welcome people to contact me and I can help them remove the harmful ingredients from their water such as fluoride.</p> <p>A. Wes Kovacs-Flood – Just to be clear, the treatment plant will not use fluoride.</p> <p>Q. Carol Thurley - What is the SRW thing I hear about?</p> <p>A. Wes Kovacs-Flood – Currently all our assets related to water storage and treatment are on Mosaic land under 3 separate SRWs. Before we break land on the new treatment plant, we would like to combine them into 1 larger SRW.</p> <p>Q. Mike Sparrow – Can you even get a loan on land you do not own?</p> <p>A. Wes Kovacs-Flood – At this point, no. But we will use referendum results to guide us to available options.</p> | | | | | | |
| 8 | NEW BUSINESS | | | | | | | |
| | N-1 | <p>Topics presented from the floor</p> <p>Resident, Ron Crema made the following motion:</p> <p>Motion – “THAT the trustee remuneration be increased to \$400/ month and the chair of the trustees be increased to \$500/ month.”</p> <p>Moved: Ron Crema</p> <p>Seconded: Resident, Robert Johnston</p> <p>Discussion period followed where majority agreed.</p> <p>CARRIED</p> | | | | | | |
| | N-2 | Trustee Election | | | | | | |
| 9 | ADJOURNMENT | | | | | | | |
| | <p>MOTION:</p> <p>“That the Board of Trustees adjourn the 2025 Annual General Meeting at 8:24pm.”</p> <table><tr><td>Moved</td><td>Jennifer Smith</td></tr><tr><td>Seconded</td><td>Dana Forrester</td></tr><tr><td></td><td></td></tr></table> | | Moved | Jennifer Smith | Seconded | Dana Forrester | | |
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Chair

Administrator