

**Union Bay Improvement District
Regular Board Meeting Minutes
December 16, 2009 7 p.m.
Union Bay Improvement District Boardroom**

Attendants: David McDowell (Chair), David Godfrey, Alan de Jersey, Denis Royer,
Doug Geidt, Brenda Fisher

Guests: Clive Goldswain, Susan Hargreaves

Meeting called to order at 7:05 p.m.

1. Call for late items or additions to the agenda. Addition under business arising from the minutes – Response to Sando and Goldswain presentations.

MOTION: 2009-12-01

RMS

To adopt the agenda for December 16, 2009 as amended.

CARRIED

2. Minutes for November 18, 2009 were reviewed.

MOTION: 2009-12-02

RMS

To accept the minutes for November 18, 2009 as circulated.

CARRIED

3. Business arising from the minutes and unfinished business:

- Bathymetric Survey review – table to January 2010 board meeting
- Response to presentations
 - Survey results are on the website. Engineers engaged in any expansion to the water system as well as the Ministry of the Environment will interpret the results of the survey.
 - Plans for the water treatment must proceed whether or not Kensington is approved. The Vancouver Island Health Authority has ordered that the plan be addressed by March 2010.
 - The water treatment project will be financed through borrowed money, increased parcel taxes or a combination of both. It may be provided by a developer as a provision of water supply.
 - Weyhaeuser completed a watershed study in 2003. Documents are not public records.
 - Timberlands outside of UBID boundaries are not in our jurisdiction. Ownership could be verified through BC Assessment or Regional District.
 - Engineers will determine whether it would be cost effective to do a lake clean-up.
 - The supply of the water from Langley Lake to supply sustainable water to the community will be monitored and determined as development proceeds. Engineers will be required to prove a sustainable water sources for each phase of the various developments.
 - The Master Development Plan for Kensington is being revised and UBID has not been consulted or advised of the changes being made.
 - It is additionally noted that the only meeting with Kensington Island Properties was to arrange an 'Agreement in Principle' for supplying water to the first phase of the development.

4. Correspondence – Brenda Fisher

- Bylaw #222, Taxation Bylaw, 2010 registered and returned

- Bylaws #223 Miscellaneous Services Charges and #224 Water Tolls and Other Charges, 2010 recorded and returned for filing
- Independence of Audit Engagement Letter – Brent Johnson, CGA and year end requirements
- LGMA – request for feedback on the Freedom of Information and Protection of Privacy Act.
- Confirmation of the release of the Fire Hall Covenant on the property on McLeod Road.
- Invitation to participate in the Community Advisory Group for Raven Underground Coal Project.
- Thomas – copy of letter sent to the Office of the Information and Privacy Commission for British Columbia
- Molstad request for PowerPoint presentation

MOTION: 2009-12-03

RMS

To accept and receive the correspondence as reviewed.

CARRIED

5. Reports:

- Fire Committee Report – Denis Royer reported that the meeting did not take place but will occur on the first Tuesday of the month in the New Year.
- Fire Chief's Report - no report
- Public Works Committee Report – David Godfrey reviewed the Public Works Report

MOTION: 2009-12-04

RMS

To accept and receive the Public Works Report as presented.

CARRIED

- Public Works Report - attached
- Fire Hall and Fire Truck Committee Report – Denis Royer – meeting to be scheduled once a final decision has been received regarding the rezoning application.

MOTION: 2009-12-05

RMS

To accept and receive the Fire Hall and Fire Truck Committee Report as presented.

CARRIED

- Administration Report – Brenda Fisher reviewed the report dealing with the financial position and recommendations regarding renewal and replacement funds. Staffing review was completed and found to meet the needs of the operations at this time. Discussion occurred on selling the fire hall property on McLeod Road. This will be brought forward to the next board meeting for review.

MOTION: 2009-12-06

RMS

To accept and receive the Administration Report as presented.

CARRIED

MOTION: 2009-12-07

RMS

To transfer the contingency dollars for Public Works to the reserve funds for Public Works Renewal and Replacement.

CARRIED

MOTION: 2009-12-08

RMS

To pay down the mortgage on the property at 5539 S. Island Hwy by \$75,000. Funds will be utilized from surplus for 2009 and contingency funds if necessary.

CARRIED

MOTION: 2009-12-09

RMS

To transfer the contingency funds for Fire Rescue Services to the reserve funds for Fire Rescue Services Renewal and Replacement.

CARRIED

6. New Business:

- No new business at this time

7. 'In-Camera' – Staffing matters – Administrator was requested to leave the meeting.

MOTION: 2009-12-10

RMS

To adjourn the regular board meeting and move into 'In-Camera'.

CARRIED

Regular meeting adjourned at 7:40p.m.

David McDowell, Chair

Brenda Fisher, Administrator