

**Union Bay
Improvement
District**

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To: UBID Landowners

From: Alan deJersey, Chair of UBID Board of Trustees

SUBJECT: January 2011 Landowners' Update

In order for our Improvement District to operate effectively and efficiently a clear understanding of policies, procedures and guidelines are required of the trustees. In 2010 the Improvement District has experienced many disruptions in its operations and meetings due to the actions of two new trustees. Clearly the two trustees elected at last April's AGM have not lived up to their Oath of Office nor considered their responsibilities to ALL Union Bay landowners. Instead they clearly and continually act on behalf of the members of the minority TAG group.

The Board and Administration have been undermined by the efforts of a few individuals who feel that past communications have not been open and honest. Nothing could be further from the truth. Minutes of the meetings are posted to the UBID web site and available at the office, Landowner Updates are included with each water bill every two months, and special notices are sent out as required.

As with any government office, certain information has to be kept confidential, especially where it deals with personnel matters, legal matters or negotiations and discussion with developers. The two trustees elected by the Taxpayers for Accountable Governance (TAG) group last April on a platform of openness have clearly stepped outside their oath of confidentiality by divulging information to others in the group and the community.

Some of this information appeared on a Union Bay landowner's blog site. Along with numerous slanderous remarks about trustees past and present, Mary Reynolds had posted some very malicious and erroneous information. In order to put a halt to this site, the Board of Trustees was forced to take legal action at landowners' expense. A legal Consent Order was registered in Supreme Court and the postings removed from her site. However Ms. Reynolds is now being brought back to Court for contempt of this order creating further legal expenses that are required to pursue this in the courts. This action is necessary not only to protect past and existing Trustees of the UBID Board, but also so other landowners are not afraid or discouraged from becoming a Trustee in the future.

Although Ms. Reynolds and the TAG group would have you believe that the Administration and Board of UBID are tearing our community apart, it is in fact their actions which are having this effect. It should be noted that many of the extra expenses recently incurred by the UBID are directly attributable to their activities, causing much additional work for the Administrator and staff as well as the Board. The TAG group are

campaigning to elect two more trustees at the next AGM, and if that happens they will have full control of the board's decision making.

Trustees Livesey and Goldswain and TAG members have produced misleading information to the local media as well as sending a letter to the Provincial Government with "their" side of the story, sending out a circular to the public trying to justify their actions. Meanwhile the Administrator and Board of Trustees are doing everything they can to seek assistance and information in order to stop further disruption of the operations of the UBID. This includes consultation with a recently retired former member of the provincial government experienced with the operations of local government and in particular Improvement Districts.

One recommendation and decision from that is to "close" future board meetings to the public while the legal processes are taking place and to prevent the mob atmosphere that has taken place at recent meetings. Unfortunately that decision prevents attendance from those landowners actually interested in what is taking place in their community at the board level, however will prevent the disruption of business necessary for the community of Union Bay as a whole. Minutes of Board meetings will continue to be available on the UBID web site.

Given the "openness" of the TAG representatives to discuss all situations involving sensitive matters, it would not be surprising to see the Kensington Development no longer interested in doing business in Union Bay. It would also be difficult for any potential developer to consider negotiations with a Board of Trustees comprised mainly of TAG members that have no respect for confidentiality.

The year ahead could be a difficult one, and in many ways an expensive one for Union Bay. Without sustainable development, the landowners are going to be faced with financing a new water treatment plant, a much needed sewer system and a new fire hall and equipment.

The TAG committee has already begun to canvass the community with misinformation and half-truths with regard to recent actions of the board. Landowners are cautioned to seek out the proper information and make an informed decision when it comes time for the election on April 30th, 2011.

Yours respectfully,

Alan deJersey
Chair of the Board

Union Bay Fire Rescue

Subject: Overview of the Union Bay Fire Rescue

As the new Fire Chief, I am preparing this overview of your Fire Rescue Service to inform the public or any other interested party as to where the Department's Operational Capability is at in this date and time. The Department is currently served by 24 members with 3 applications pending. These members serve their community well as the only First Responders within an acceptable response time in order to mitigate all incidents they are assigned. Whether they attend a structure fire, medical emergency or a Motor Vehicle Incident requiring extrication, responding in a timely manner with properly trained and equipped personnel is paramount to achieving any possibility of a successful outcome.

The men and women of your Department are in my mind, all heroes. They sacrifice time away from home, usually on weekends to attend vital training. They receive a honourarium but no direct compensation. The training required to be a certified Firefighter, First Responder and Auto Extrication Technician requires hundreds of hours to complete and thousands of dollars in training costs. Training is the main focus of any Department and is always ongoing. As well as training costs, the equipment vital to these tasks can be expensive. I can assure you; however, I will do everything possible to acquire the necessary vehicles and equipment at the lowest possible cost. A volunteer Fire Rescue service in any community is the best insurance that can be provided. As well as their normal functions, they can be utilized in any community disaster to help the citizens cope with their basic needs.

At present, this Department's capabilities are such that they are equipped to deal with two incidents simultaneously. This is not the case with all Departments, especially ones with smaller numbers of volunteers. Capabilities of any Volunteer Fire Rescue Service are proportional to their number of volunteers, equipment, training and leadership. In time, I hope to expand the services offered to low slope rescue and hazardous materials mitigation which is required in any community due to accidents and illegal activities. The safety and well being of the community is our only focus and as such, your volunteers need the support of the entire community to ensure this happens. In summation, a Fire Rescue Service is the best insurance you can acquire against disasters in the community as well as the core services which are to save lives, minimize damage to property and the environment.

Respectfully submitted by:

Mark Jackson
Fire Chief
Union Bay Fire Rescue

Notice: Any citizen interested in taking a Community CPR Course should contact the Fire Chief at 250-335-2345 or the Union Bay Improvement District Office at 250-225-2511.

UNION BAY IMPROVEMENT DISTRICT
BYLAW NO. 228
Taxation Bylaw 2011

A bylaw for imposing taxes upon lands in the District and to provide for imposing a percentage addition to encourage prompt payment thereof.

The Trustees of the Union Bay Improvement District **ENACT AS FOLLOWS:**

1. For the year 2011 there is hereby levied the following taxes:
 - (a) A tax of \$250.00 on all parcels of land classified into Group "A".
 - (b) A tax of \$0.00 on all parcels of land classified into Group "B"
2. The first installment of \$125.00 shall be due and payable on or before the 1st day of March 2011. The second installment of \$125 shall be due and payable on the 1st day of September 2011 and a percentage addition of 10 per centum of the amount thereof shall be added to all taxes remaining unpaid after the said dates.
3. In addition, taxes remaining unpaid on the 1st day of March next following the date upon which taxes are levied shall bear interest at the rate prescribed by the Lieutenant-Governor in Council under the Taxation (Rural Area) Act, as set out under Section 760 of the *Local Government Act*.
4. This bylaw may be cited as the "Taxation Bylaw, 2011"

INTRODUCED and given first reading by the Trustees on the 22nd day of September 2010.

RECONSIDERED and finally passed by the Trustees on the 22nd day of September 2010.

Alan de Jersey, Chair

Brenda Fisher, Administrator

I hereby certify under the seal of the District that this is a true copy of Bylaw No. 228 of the Union Bay Improvement District passed by the Trustees on the 22nd day of September 2010.

Brenda Fisher, Administrator