

**Union Bay
Improvement
District**

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Landowners Update - July, 2011

From the Chair – Carol Molstad



The first two months of my term as Chair have been busy indeed with the administrator on medical leave, a number of outstanding legal and quasi-legal issues and getting a handle on the financial picture of the Improvement District. The Board has had to pitch in and take on some tasks that would not normally be expected of Trustees. However, after 9 weeks on the job the task is looking more manageable. As pressing matters get resolved the Board is looking forward to getting down to planning and, with the community, addressing the issues that the landowners have entrusted us with.

The Administrator: The administrator was on paid medical leave until June 30th. On July 1, 2011 the Board accepted her resignation in accordance with terms of her employment contract which requires a 90 day notification period. The acting administrator will continue on a fee for service basis until the Board reassesses its needs and decides how to fill the position.

Legal/Quasi-legal Issues: Of particular interest to most people in Union Bay is the status of the legal issues facing the Improvement District. Slowly these matters are being addressed and we are able to report the following:

1. The small claims case with Mary Reynolds suing the UBID for disconnecting her water has been dismissed by the court. The dismissal was based on a procedural matter so there will be no independent review/judgement regarding the facts of this case.
2. On June 27, 2011, the UBID and Mary Reynolds agreed to the filing of an Order by consent dismissing the defamation action. On the advice of our lawyers, the Dixon v Powell River case indicates that UBID likely did not have the right to bring a suit in defamation against one of its ratepayers and UBID determined to withdraw its claim. Part of the settlement includes a payment to Mary Reynolds of \$15,000.00 toward her legal costs. The negotiated payment reflects the Board's interest in avoiding a judgement by the court for costs and special costs which we understand could have been substantial.

At the Annual General Meeting the community gave the Trustees clear direction to extricate itself from this action and “stop the bleeding”. This action applies a strong tourniquet.

The Improvement District had spent in excess of \$90,000 pursuing this matter up to the end of April. By taking this step the Board anticipates a significant reduction of legal costs to the landowners of Union Bay. A more complete report about this decision will be made at the July Board meeting.

3. A review by the Privacy Commissioner has shown that UBID incorrectly disclosed personal information (date of birth and SIN numbers) during an incident in December, 2010. The Board has accepted all of the recommendations of the Privacy Commissioner and the administration will be implementing appropriate procedural changes.

Financial Picture: With the assistance of the acting administrator the Board is getting a clearer picture of UBID finances. For the first two months we have experienced a cash flow issue while we await the second instalment of property taxes from the provincial government. This money has recently been received and in the interim the ID cashed in a couple of term deposits for bridge funding.

In the longer term the Board is concerned about a significant over expenditure of the budget for legal costs and it is looking at strategies to address this issue. In the interim the Board decided to implement austere financial controls until the financial situation is stabilized.

As well, the auditor has provided some feedback to the Board regarding administrative steps that need to be taken to ensure appropriate recording of the finances and oversight. The Board will be addressing these recommendations in the coming months.

Fire Bans in Effect



The Ministry of Forests Lands and Natural Resources has issued open fire restrictions for the area. The ban prohibits burning any material, piled or unpiled that is smaller than 2 meters high and 3 meters wide, including burning barrels and prohibits burning stubble or grass over an area of less than 2000 square meters. Campfires under a half-meter high by a half meter wide, and cooking stoves that use gas, propane or briquettes are allowed. For fires larger than 2 meters high and 3 meters wide or fire fires larger than 2000 square meters a fire permit is required. For complete information go to: www.bcwildfire.ca or call UB Fire Hall at 250-335- 2345.

New Board Standing Committees

As part of the commitment to involve the community more in decision making, the Board has approved the Terms of Reference for four Committees. (Look under NEWS on the UBID website for the Terms of Reference, www.union-bay.ca) These committees are designed to strengthen the Board and to provide opportunities for community participation. The Board is pleased to announce the following community volunteers have been appointed. Welcome on board!

Finance and Capital Planning – Chair – Bruce Livesey

Community participants Gordon Hood, Pam Moughton and Pam Ramsay are welcomed to the committee. Regular meeting times have yet to be established.

Public Works – Chair – Cleve Goldswain

Community participants Bill Ellis, Allan Webb, Jeanne MacGrotty and Tom Derenewski are welcomed to the committee. Public Works committee meetings are held on the 1st Thursday of each month at 10:00 in the UBID Board Room. For the August meeting it will be held on the second Thursday (Aug 11).

Fire/Rescue – Chair – Anne Alcock

The new Fire/Rescue Committee has now been established. I'd like to welcome and look forward to working with Hein Vandenberg, Gord MacDonald and Harry Oleson to the committee. Our next meeting is at 6:30 on August 2nd in the UBID Boardroom. The public is welcome to attend. My vision for the committee is to work harmoniously with the Chief and Fire Dept. to provide the highest, safest and most efficient fire/rescue service possible, and to be accountable financially to the community.

By-laws, Policies and Procedures – Chair – Carol Molstad

The Board will be approving appointments shortly. If other community members are interested in participating, please contact Carol.



Coffee Times

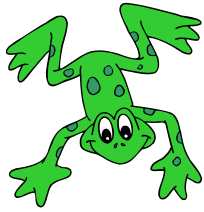
In June, the Board decided to be available for informal coffee discussions with landowners every other Tuesday morning. Three coffee times were scheduled for June 8, 22 and July 4th. Although some good discussions have taken place, the turnout has been quite small. So, we have decided to postpone these coffee times until later in the fall. Watch for a new schedule in the next update.

UBID Meetings

Regular Public Board Meeting - Wednesday, July 20 at 4:30, UBID Activity Room



Logs and Frogs - Danny McGill, Public Works Superintendent



As summer approaches and the water consumption goes up so does the flow in the distribution system of Union Bay. At the AGM in April the topic of filtration was addressed and the term of “Logs and Frogs” was used by me to give the landowners an idea of the extent of the “filtration” of the water in Union Bay.

Quite simply there is a screen where all the water passes through to get chlorinated. This screen has small holes about the size of a small bead. Anything smaller will pass and enter the McLeod Rd. reservoir and settle to the bottom. The water in the reservoir is chlorinated to kill any bacteria and is stored for the use of the residents. This is the current extent of the “filtration” system in Union Bay.

Kensington Island Properties is providing the community with a treatment plant that would satisfy the Ministry of Health’s new guideline for surface water. The 4.3.2.1.0 plan is 99.99% removal or inactivation of viruses, 99.9% removal or inactivation of Giardia, 99% removal or inactivation of Cryptosporidium, less than 1 nephelometric turbidity units (ntu) for turbidity and 0 fecal coliforms or E-coli. The building and implementation of this new plant will provide the customers of Union Bay with safe, clean and pleasant drinking water.

New Fire Truck Arrives

At the end of June, the Union Bay Improvement District purchased from Comox Fire Rescue, their Engine 34. Fire Chief Mark Jackson said, “the engine, although 21 years old, is a vast improvement in operational capability and technology over the 1976 Hub it replaced. It incorporates some technologies that are even found in present day equipment.”

This engine, now known as E24, is equipped with high volume hose and will provide a much greater degree of capability and Firefighter safety for the near future. The truck was purchased for \$28,000 (plus about \$21,000 for equipment) and will provide service to the community for 5-10 years.

