

MINUTES OF THE RIVERSIDE ESTATES 2019 ANNUAL GENERAL MEETING

LIEU: NOSTALGIA COUNTRY HALL, 5185 STRATHCONA AVENUE

DATE: WEDNESDAY, NOVEMBER 27ST, 2019

1. Call to order

Meeting called to order at 7:01PM.

2. Approval of the 2018 AGM Minutes

The 2018 AGM Minutes were made available to all residents prior to the meeting

[MOTION]: *The minutes of the 2018 AGM were moved for acceptance by Ron Steer, seconded by Doug Pearse, and carried with all in favour.*

3. Approval of the Agenda

The Agenda was presented and the floor opened for any additional business items. The agenda was moved for acceptance, seconded, and carried with all in favour.

4. Approval of Budget – Financials

The financials for the fiscal year ended October 31st, 2019 show revenues of \$122,312.59 and expenses of \$2,866.13 for a net excess of \$119,446.46. The reserve shows an ending balance surplus of \$400,387.54.

[MOTION]: *The budget and financials were moved for acceptance, by Wendi Stoeber, seconded by Michael Pomedli, and carried with all in favour.*

Emil opened the floor to members of the RM

5. RM presentations:

Reeve Judy Harwood gave an overview of the past year. Some highlights

RM has a \$3.9m budget

- renovating the RM offices on Pinehouse
- please use the website
- 1000m of roads
- 890m are gravel
- population of approximately 9000 (second largest RM out of 206 RMs in Saskatchewan)
- proposed Saskatoon freeway won't affect south of the city and is 20 years out
- Police – 12 employees including a police chief
- plane surveillance shows the 3am-5am time period is very dangerous for road travel
- DUI, mail theft and breaking and entering are on the rise in the RM (councilor for division three to give us the numbers for our area)
- bylaw officer for checking that building and land are up to code

6. Adam Titemore

Fire Coverage

RM pays the city of Saskatoon for fire coverage: (i) retainer for fixed operating costs,

trucks, training and (ii) per use basis (\$937/hour for 3 units) and \$937/hour for any units above three.

- Adam encouraged residents to insure against fire damage to property but also to insure for fire fighting costs
- As of the fall of 2019, the RM has a new fire bylaw. Under this bylaw, a resident pays the first \$30,000 in the event of a fire and then the RM covers the remainder (assuming you qualify under the fire bylaws and this is your only incident)
- The RM will accumulate a \$500,000 fire reserve fund
- Fire prevention: Another new initiative is to have fire inspections in the RM. The commercial properties are the first priority and then the agriculture and grassland areas. They are working through a backlog of inspections.

Water System Losses

- Due to property inspections, testing and repairs on individual properties, the water losses in Riverside Estates are down by over 50% so we are now in the acceptable water system loss bracket (it is a \$25,000 loss and this is considered in the acceptable range) (no given specifics on the sources of the water losses other than to say there were some leaks).
- Water rates in the hamlet an issue.
- The supply chain:

Sask treats the water -> Saskwater sells it to DRWU -> RM->hamlet. Each entity adds its own profit margin.

Sask charges high bulk rates (30% too high). The RM is negotiating to deal with this by seeking a two year rate freeze to begin in 2020. But the RM is uncertain if this will cover the overcharging and concerned about the new rates after the two year freeze. At last year's AGM we were told that the rates were high due to the large water losses we were experiencing so although these water loss issues have been resolved, our rates have not declined because Sask Water increased their rates by 9%.

- How many people are on the water system (65-75 out of 85 potential subscribers)
- Adam offered to supply the hamlet with the amount we pay in bulk for water.
- The RM does not have a seat on the DRWU board. This was a conscious decision by the RM council several years ago, for a number of reasons, including potential liability concerns, however, you can be a member at large and one Beaver Creek resident is a member at large. Members at large do not have a mandate to represent any particular area.
- RM wants a 60% surplus in the hamlet water budget and the RM believes we can make this up quickly.

Air BnB

- The Air BnB at 5 Cherry Lane is an ongoing problem. By "Air BNB" it is the operation of what looks like a commercial event centre/party house in a country residential

environment that is the problem, not necessarily only the platform used to rent it out.

- It is advertised as a short term vacation rental but is run more like an event center and thus commercial use
- RM does not regulate short term rentals in residential areas
- There is an order on the property (because commercial use is evident), tickets have issued for noise and parking violations and vehicles have been towed. The RM has taken the owner to court and he pleaded not guilty. The owner has a second court appearance in January 2020.
- Actions taken as a result of the Air BnB:
 - o (i) A “NO PARKING” bylaw instituted on Cherry Lane
 - o (ii) new bylaw that allows the RM to ticket the owner as well as the user for noise violations
 - o The RM is also looking at limiting short term rentals in country residential areas but this is not universally appealing and enforcement is difficult. The province will not allow the RM to issue fines so issue violation of notice and put an order of compliance on the property. The courts will issue the order but are slow to act.
- Suggested support from residents to improve the situation: speak/write to government representatives, especially as next year is a provincial election year.
- Judy Harwood plans to take a resolution to the convention in March and this way it will get to the government.
- Roger Dilsner suggests we also use this opportunity to remind the provincial government to address issues with SAMA (for example, assessments be done annually and fairly rather than the apparent arbitrary method of raising assessments in one area at a time)
- The property at highway 219 and Grasswood is now clear of the junkyard business but it is still zoned commercial (has been this since 1950s). A zoning change request must go to council

The floor was returned to the hamlet board.

7. Roads

Two years ago the road project was too expensive (\$2.4-\$2.5 million) due to new standards. We would have needed about \$1700 levy per household so the project was delayed.

As of Nov 2019, the RM will not require Riverside Estates to meet the new standards for what is a road repair, not a road construction, so the cost is more reasonable.

Three options were presented:

(1) Fully engineered. Estimated total cost = \$1.4m - \$1.6m (\$150,000 for engineer to supervise. No warranty on the road work)

(2) Experience based solution. Estimated total cost = \$1-\$1.3m (no engineer to supervise

but rely on paving company. Saves \$150,000 to \$250,000)

(3) repair failure areas, hot melt. Estimated total cost depends on how many areas to be repaired individually

But unlikely RM will approve this approach.

Notes to three options:

(i) these are estimated costs that take the hamlet's annual costs for mowing, snow removal, etc (approximately \$3000) into account and allow for surplus to meet other potential needs such as spraying for tent caterpillars

(ii) There is no warranty on road work, regardless of approach

(iii) options (1) and (2) involve high quality roads and not chip seal

(iv) does not include work on Crocus

(v) does not include landscaping (grass reseeding)

(vi) the cost is sufficient that it must be tendered but perhaps Crocus can be considered as a small side job

(vii) RM vets the tenders

(viii) a \$200,000 engineers report (2016) states that the base of the road is acceptable so these estimates are not for doing work on the road base

(ix) we will have a better idea of the time requirement from the project once we talk to vendors but current estimate is 3 weeks and we can expect to be inconvenienced for 3-5 days

(x) engineering estimates would place road life at 10-15 years but that estimate is based on higher traffic volumes than we see

- RM wants our roads to be safe and they have been reasonable to deal with.
- RM has specified slopes for road edges and specified heights throughout the cross section of the road (i.e height in middle and edges).
- Crocus is not acceptable as the drop-offs are too steep. Fixing Crocus is not a part of the estimated total costs in the three options we are considering (repairs to Crocus cost about \$70,000 in 2014. And was done by ASL and still in good condition).
- Pony Trail widths range from 5.6m to 5.8m so need .5m to 30cm to comply.
- 12% of roadway is cracked enough to require repairs so need good resurfacing so we will experience a period of inconvenience but we won't know what that period is until we talk to vendors. Also looking to vendors for advice on widths and process.
- A resident referred to a 2016 motion about sharing the road information with all hamlet residents and was concerned that only 1/3 of the hamlet residents were in attendance and also noted that the road committee had not met.
- Hamlet residents supported the notion that those that are present at the hamlet meeting

get to vote (as stated in the 2018 minutes). RM representatives also stated that across all hamlets in the RM, the decisions for the hamlet are made by those that attend the AGM.

- The road committee had not met because the hamlet board did not come to an understanding about the road specifications with the RM until Tuesday Nov 26, 2019 and had no information to share so a committee meeting would not have been expedient. It was noted that the road information, as gleaned so far (3 options), was being shared with AGM attendees at the AGM on Nov 27, 2019.

8. Financing the Roads

Conservative approach has been taken in developing the budgets. For example, the budgets do not include next year's inflows so the annual surpluses will be greater than stated.

\$400,000 in reserves as of Nov 27, 2019, depending on the option chosen, we would borrow the remainder from the RM at 3% (Adam Tittlemore noted that this is standard practice and they currently have 4 hamlet loans outstanding, including one to Cathedral Bluffs for about \$1.3m).

Possible scenarios were presented:

Scenario (1) spend \$1.4m (use \$400,000 reserves, borrow the remainder from the RM at 3%). This leaves an estimated annual surplus of \$3,000 which is not enough to cover extras, such as tent caterpillar spraying

Scenario (2) Spend \$1m (.6m borrowed from RM at 3%, .4m from our reserves). Estimated annual payment would be \$116,000

Discussion:

A resident was concerned that the annual provision we get from the provincial government might decline.

The hamlet board noted that the hamlet's share from the provincial government has been increasing by about \$2,000 per year but don't expect this to continue.

(We get the minimum under the provincial law which is 40% of the municipal tax allocation.)

Another resident noted that we had no problem paying for the water (\$3m) but that involved a levy on each resident and we are trying to do the roads without a levy.

Other road comments:

Paving on Strathcona in summer 2019 was done by Acadia Paving and the quality is good but some residents thought the timeline was slow.

There are heavy cement trucks on Pony Trail due to construction of a new house.

The hamlet board noted that as long as a cheap permit is taken out, this is allowed. The province will not allow a steeper permit nor fines.

The RM stated that there is an all-season 10T weight restriction on Riverside Estates roads.

[MOTION]: Move that the hamlet of Riverside Estates tender the road project for up to 1.25 million. The motion was moved for acceptance by Jeff McKerrell, seconded by Grant Leveille, and carried with all in favour.

9. Septic System

-The Baltzan's sold their home. The purchaser required the original septic permit (it goes with the land title not with the land owner).

Provincial legislation required that new buildings and renovations require a septic permit. The Saskatchewan Health Authority (SHA) can tell you if your buildings were built before or after the permit was required. It is estimated it will cost at least \$30,000 to upgrade septic to modern standards if that is required.

10. Adjournment

[Motion]: The meeting was moved for adjournment at approximately 9:00PM.

ATTENDANCE

Roger Dilsner	Susan Johnson
Violet Dilsner	Grant Leveille
Emil Hallin	Candace Leveille
Marie Racine	Owen Mitchell
Sheilagh Steer	John Christensen
Ron Steer	Evelyn Lim
Shirley Carter	Bev Townsend
Dick Carter	Heather Schnare
Murray Bentham	Joe LaPointe
Jill Salamon	Doug Pearse
Marilyn Ellis	Elaine Pearse
Bill Ellis	Jan Vandenhurk
Ed Lemire	Shaun Stevenson
Wendi Stoeber	Michael Pomedli
Carol Ingell	Clark Dziadyk
Kathleen Quayle	Kathleen Solose
Jane McKerrell	Erich Keser
Jeff McKerrell	
Judy Harwood (Reeve of the RM)	
Adam Tittlemore (representative of the RM)	
Lyndon Hadiuk (councillor, division 3)	

There were others present that did not sign the attendance sheet.