

**Hamlet of Beaver Creek
Minutes of the 2017 Annual General Meeting
South Corman Park School Auditorium
Wednesday, June 6, 2017
7:30 p.m.**

Present: Ray Lamarche, Marlys Bilanski, Dave Bilanski, Donna Mitchell, Greg Mitchell, Wendy Stables, Dave Stables, Kathy Sarrazin, Tyler Doherty, Devin Doherty, Megan McLaughin, Ian McLeod, Kurt Tischler, Norma Tischler, Ruth MacLeod, David Fox, Scott Wier, Wallace Lockhart, Brian Newman, Richard Perry

1) Call to Order

Ray Lamarche called the meeting to order at 7:30 p.m. Ray introduced the Hamlet Board.

2) Approval of Agenda

Moved by Norma Tischler that the agenda be approved. Seconded by Greg Mitchell. Carried.

3) Introduction of Guests

Administrator Adam Tittmore, Councillor Lyndon Haduik. Reeve Judy Harwood sent her regrets.

4) Approval of Minutes

The minutes had previously been sent out via e-mail, therefore were not read out at the meeting. *Moved by David Fox that the minutes be accepted. Seconded by Scott Weir. Carried.*

5) Business Arising from the Minutes

a) Garbage/Recycling

Ray provided an update. Larry Anderson contacted Loraas and was provided rates for recycling which were similar to garbage pickup. The issue was discussed at the All Hamlets Meeting on February 28. The Hamlets will provide the RM Administrator with the rates they are charged by Loraas. It appears they differ. The RM will tabulate the results and distribute to the Hamlets. This can then be used as a means to negotiate rates.

Ray further spoke to Loraas and determined that if the Hamlet of Beaver Creek wanted to pursue recycling, all those residents currently having garbage pickup would have to agree to also have recycling. Garbage pickup would be reduced to once every two weeks – garbage pickup one week, recycling pickup the next week.

Questions from the floor included the following:

How many residents are currently receiving garbage pickup?

Can someone opt in to the recycling program only?

What guarantee is there that the recycling items picked up will actually be recycled?

Answers to these questions are unknown. **A volunteer to pursue this issue was requested.**

Meghan McLaughlin volunteered.

The residents were reminded that the Hamlet will not be paying for garbage or recycling pickup – the intent is to provide information to the residents and to assist in moving towards recycling pickup if so desired.

6) Reports

a) Reports from the RM

i) Councillor Lyndon Haduik

(1) Councillor Haduik reminded residents that the deadline for appealing property assessments is June 28, 2017.

(2) There are now two graders – one working in North Corman Park, the other in South Corman Park.

ii) Administrator Adam Tittlemore

(1) Responded to a number of questions from the floor:

(a) The tax assessment trend throughout Corman Park is an increase of 20%. If a resident's assessment is higher than that, they will see a tax increase over and above the amount of the mill rate increase

(b) Education taxes will be increasing – the education mill rate has been set.

(c) SAMA is willing to come to a community meeting to discuss the valuation process for the Hamlet.

(d) Assessments are based on sales values between January 1, 2011 and January 1, 2015

(e) The RM will be setting their mill rate on June 19. Based on 2016 mill rates, the RM's rate is slightly higher than the Education mill rate (slightly more than 50% of a resident's taxes are going to the RM.) This will likely change in 2017 – the RM mill rate will likely be lower than the Education mill rate.

(f) With respect to rates charged by Loraas, Adam reported that he has heard back from approximately half of the Hamlets. He will follow up.

(g) Subdivisions

(i) The Silver Sky subdivision (around Furdale) will encompass approximately 6,000 people, with some commercial and recreation facilities. The RM has approved the concept, but the developer must still address water/wastewater and traffic.

(ii) Beaver Creek may be eligible to subdivide 10 acres into two 5 acre parcels. If interested, the Hamlet can send a resolution to the RM Council. The Hamlet would need to ensure roads, water and sewer (as approved by the Health Region) can accommodate increased density.

b) Report of the Chair

i) The Board consists of three representatives. They met on three separate occasions as well as through the use of e-mails and conference calls. Discussion included: garbage/recycling, the road maintenance schedule, septic tank pumping service agreement, the need for a replacement first responder, and the Canada 150 Anniversary party.

ii) The Board introduced a quarterly newsletter and have plans to continue this throughout 2017.

- iii) The Chair attended the All Hamlets Meeting and established a contact list for the other Hamlets. Discussion included funding opportunities for recreational facilities, garbage/recycling, road maintenance, signage and lighting. The meeting is beneficial and should be attended by future chairs.
- c) Hamlet Road Update
- i) Marlys Bilanski provided an historical account of the last time each of the Hamlet's roads were chip sealed. It was noted by Greg Mitchell that the quality of the chip sealing has decreased over time. Adam indicated that this work is now performed by contactors and he will follow up. The issue appears to be around the fact that previously, the gravel was compacted into the surface, rather than having vehicles compact it through continuous driving. Ray indicated that the shoulders are deteriorating likely by the Loraas trucks.
 - ii) Ray indicated that the RM Public Works Manager will be invited to assess our roads which will assist in the preparation of a maintenance schedule. There will be no cost to the Hamlet for the development of a schedule and cost.
 - iii) **Once the Road Maintenance Plan has been updated for future years, it will be distributed.**
 - iv) Range Road 3055, Beaver Ridge and Aspen Way were supposed to have been chip sealed in 2016. Beaver Ridge and Aspen Way will be chip sealed in 2017. Range Road 3055 will only be patched. Ray will follow up on the discrepancy. The 2017 budget includes chip sealing only for Range Road 3055.
 - v) A question from the floor asked if information was available on what roads near the Hamlet will be improved. **Adam replied that the RM has a 10 year road plan and will share that information. Adam also identified that the cost of chip sealing has increased, but the cost of paving has decreased. If the Hamlet is interested in paving, there are a number of steps involved around feasibility, including core samples, engineering studies, etc. Costs are provided at each step and the Hamlet can opt out at any time.**
- d) First Responders
- i) The Chair read an e-mail report from First Responder Norm Osback. Norm is looking for a replacement. Ray briefly reviewed the responsibilities and requested that any interested party contact Norm Osback directly for information. **The Chair will also ask Norm to provide additional details which can be forwarded to residents.**
- e) Septic Update
- i) Donna Mitchell provided an update. Bids were requested from four companies. A three year agreement was agreed to with BackRoads Septic at \$125 per household, which includes disposal at a site provided by the Hamlet. This pricing is in effect for 2016, 2017 and 2018. The work was performed on Sept 24, 2016 and included 43 acreages for a total cost of \$5,375.

- ii) Kurt Tischler was the point person who rode along with BackRoads Septic. His role was to confirm that the work was actually performed and followed up with residents if any concerns were expressed (if any damage happens, Kurt confirms it gets repaired).
- iii) A discussion followed with respect to do's and don't's related to septic tanks. **Dave Bilanski addressed this briefly and it was requested that any information he has along with web page links be forwarded to residents with the next newsletter.**

f) 150 Canada Day Party

- i) Donna Mitchell reported that there is a five member organizing committee including Greg Mitchell, Larry Anderson, Scott Weir, Kathy and Bryan Sarrazin. Information on the party has been distributed via e-mail and through hand delivery. Posters have been placed on the mail boxes.
- ii) The Time Capsule will be registered with the RM through the minutes of the Hamlet. **Also the RM was requested to ensure the ditches are mowed prior to the July 1 party.** Adam confirmed that this was doable.
- iii) Marlys Bilanski spoke to funding which includes two grants – one from the federal government and one from Saskatchewan Lotteries. The Hamlet budget includes a \$500 contribution towards the party.

7) 2016 Financial Statements and 2017 Budget

- a) Marlys Bilanski reviewed the financial statements and noted that there was a reserve balance of \$131,725.81 as at December 31, 2016. She then reviewed the 2017 budget and noted that the 2019 and 2020 estimates include provisions for road chip sealing that is subject to the road review and costs noted above. **Moved by Wallace Lockhart that the 2017 budget be approved. Seconded by Dave Bilanski. Carried.**

8) New Business

a) Property Assessment Valuations

- i) Richard Perry spoke to his situation where he sold a 10 acre parcel in 2016 for an amount less than the current land valuation on his existing acreage. He was told that SAMA used sales data from 18 sales in areas including Casa Rio and Furdale. He recommended that residents appeal their assessments.
- ii) Donna Mitchell reminded residents that there is a \$75.00 fee to appeal and you get it returned if you win the appeal.
- iii) David Fox suggested the Hamlet bring SAMA to present at a community meeting prior to June 28 (appeal deadline). There is no cost for the presentation. The chair asked for a show of hands to indicate interest in a meeting. The majority of those in attendance agreed. **Ray will follow up with Adam to set up a date.**

b) Coyotes

- i) Concern was raised about increased numbers of coyotes. The RM Administrator confirmed that the Conservation Officers cannot handle the issue due to firearm restrictions within the

Hamlet. David Fox suggested the gun bylaw should be rewritten. No solution is available - each resident will handle the concern themselves.

9) Adjournment

Brian Newman moved that the meeting be adjourned at 9:19 p.m.