



MINUTES OF THE RIVERSIDE ESTATES 2022 ANNUAL GENERAL MEETING

LIEU: VIRTUAL MEETING THROUGH ZOOM

DATE: WEDNESDAY, NOVEMBER 2nd, 2022

1. Call to Order

The meeting was called to order at 7:03PM.

2. Approval of Agenda and new items

The agenda was presented, and the floor opened for any changes or additional business items. No one came forward.

Moved to accept: Jon Daniels

Seconded by: Marie Racine

A call was made by the Chair for any debate or opposed. No response. Acceptance was unanimous.

Carried.

3. Approval of Minutes of 2021

Prior to this meeting, residents were provided with a copy of the 2021 AGM Minutes and invited to review.

Moved to accept minutes: Michael Pomedli

Seconded by: Beverly Blackwell

A call was made by the Chair for any debate or opposed. No response. Acceptance was unanimous.

Carried.

4. Introduction of the Hamlet Board

All current board members have agreed to stay on the board in their respective roles for the upcoming year. We have the required number of board members, but others are invited to join the Hamlet board. No one stepped forward. The board is as follows:

Emil Hallin – Chair

Roger Dilsner – Member-at-Large

Gail Hoshowsky -Secretary/Treasurer

5. Budget report

Gail Hoshowsky presented the financials and budget projections. The prior year column reflects the revenues and expenses for the period January 1 to December 31, 2021. The current year column reflects the budget for this year. The current year financials are a preliminary document. Revenues for this year are approximately \$123,000 with expenses of around \$2,000 for net income of \$121,000. The revenues are relatively the same as prior years while expenses are somewhat less. After the annual road project payment of \$82,000, the reserve should be in a surplus position of approximately \$120,000.

Comments and questions from the floor brought forward these points:

- We had projected a \$20,000 surplus and we are tracking at \$40,000, keeping in mind that we had very few expenses this year.
- The reserve balance is in the RM's bank account and is not a separate fund for the Hamlet to invest.
- The interest rate of 0.50% on the reserve balance shown on the budget financials was taken from last year but will be adjusted at year end to reflect the current higher interest rates. The rate used is the Bank of Canada rate on the last business day of the month. It is currently at 3.5%.
- The loan obtained from the RM for the road project is set at a fixed percentage and will not change over the term.

Moved to accept: Beverly Blackwell

Seconded by: Jon Daniels

A call was made by the Chair for any debate or opposed. No response. Acceptance was unanimous.

Carried.

6. Reports from RM officials (Reeve, Administrator, Councillor)

Reeve Judy Harwood:

Touched on the proposed SaskTel tower in the Hamlet: Council listened carefully to what the residents wanted and acted on this. We do listen and can't always do what is wanted but, in this case, it was not a fit.

There will be elections in Divisions 2 and 4 as the incumbents are being challenged. Those in Divisions 6 and 8 were acclaimed.

Willow Ridge has sold. The RM is busy with lots of development. People want to live, work, and do business in the RM. For the third quarter of 2022, the value of construction was \$101M and 235 permits issued, both the highest in over the last 10 years, and building permit fees were \$550K.

Administrator Ken Kolb:

There will be staffing changes at the RM office, starting with expected acceptance of an offer for the Director of Infrastructure and Public works role. Also, Rebecca Row, Director of Planning and

Development, will be moving on to a new position as Executive Director of the P4G Regional Planning Group. We will be recruiting through a national competition to fulfill this busy and complex role.

The RM is launching a self-concept plan this fall which will involve a consultant to look at entire south part of the RM and advise on development in that area. There will be several public consultation processes during this time and will take one and a half to two years to complete.

7. Roads and Ditches

Ken Kolb said that grass seeding was completed on October 27 which should hopefully catch for growth by next spring.

Comments and questions brought forward these points:

- The residents do not think that the grass seeding was done properly; it appeared to be simply a distribution of grass seeds rather than sown into the soil. This will likely result in either the seed washing away or not actually growing, given the method of application on the particular soil structure. There didn't appear to be any prep work prior to the seeding, as promised. There should be some top soil brought in.
- The original contract stated that the ditches will be in the same condition as before the road project.
- Ken Kolb could not confirm exactly how the Public Works crew did the seeding but committed to honouring the initial contract and will report back to the Hamlet. It was done with a broadcast spreader.
- A request from the floor also wanted the RM to report back on type of seed mix used.

ACTION ITEM: Reeve Judy Harwood committed an answer from the RM within one week regarding the seeding of the ditches.

8. Water rates

The floor was opened for any comments about the water. Any concerns or issues can be brought forward in this forum or otherwise communicated to the email estates.riverside012@gmail.com.

The residents are frustrated with the lack of progress on getting answers or any action to resolve the issues. At the AGM last year, the RM said that they would look into the rates and have not yet come back with anything. The points brought forward by the residents:

- Why are the rates so high? If on the expense side, we need to understand what these expenses are. We ran that pump house before and even with the chlorination, the costs should not be that much higher. The cost is now 9 times the amount from when we had the utility house for water prior to chlorination. We have the highest rate in the RM (\$7.84 versus Furdale \$4.14).
- What is the rate of water loss? What is the RM doing about the water loss? Not all losses can be eliminated from a water utility, and we think that the extreme water loss issue from the past has been remedied but we do not know. We had been in the 10-20% range a few years ago.
- Can we separate from the Dundurn Rural Water Utility (DRWU) or can we get someone on the board that has a say? They did nothing for us, not even the infrastructure. The DRWU are

actually charging us as if they are monitoring our chlorine but we actually purchased the equipment to monitor our own chlorine. Emil was involved very extensively with the grant that was part of the deal with the DRWU and knows what funds were provided for what purpose. If the RM would like to make a case to reduce or reduce the DRWU markup on the water, he would be willing to be part of that.

- Can we have clarity on the outside hydrants? In addition to safety, this also affects our property insurance rates. We are under a pressure base system but it is not clear whether the fire department thinks that the hydrants can be used to put out a fire. Some insurance companies do not consider the hydrants to be the same as in the city. A resident had a lengthy discussion with the RM and it was determined that the pressure was not the same.
 - Emil explained that, to his knowledge, the hydrants are to the same standard, same pressure, but the city fire department does not come out to test them. The hydrants do need to be tested frequently and these tests are to be communicated to the responding fire department. The RM and the city need to agree who should do the testing. We need to address this with the two municipalities and persuade people from both sides to come to agreement on this. When Adam was Administrator, he said he would do this. It seems to be a bureaucratic issue. We do have a backup diesel generator so that pressure is maintained, even if power goes out. We also have enough reservoir capacity. We are not a typical rural water system as we do have the pressure system. Nothing moved forward after Adam left.

The RM responded accordingly to the concerns:

- Ken said that a high-level review of the rates had been completed. They are still reviewing this and time is still needed to fully analyse the situation. This review should be complete by the end of the year.
- There is still some water loss but is within reason. There are about 89 homes in the hamlet and there were a few years that water was being used but it was unmetered. There are several other factors that also contributed to the water loss. Ken did not have the current rate of loss available but said he will follow up on this query. Regardless, the Hamlet must have a reserve in the utility fund to cover the cost. In 2020, you were still in a loss position.
- In response to the fire hydrants, Ken said that insurance rates are calculated by the fire underwriter survey. It may be that the pressure sufficient but there is not enough reservoir capacity. The city is rated at a 4, or 3, while the Hamlet is likely rated at 7, as a rural water system. The RM needs to review this. The underwriter survey needs to be convinced that the system is the same as the city.
- Ken said that he does not think there can be a separation with the DRWU due to the contract. Judy said that the RM will investigate getting someone on the DRWU board, possibly even as a member-at-large with someone from the Hamlet.

ACTION ITEM: Reeve Judy Harwood committed an answer from the RM within one week regarding representation on the DRWU board.

ACTION ITEM: Administrator Ken Kolb committed to providing a full report with analysis on the water expense, water loss, and water rate by the end of the year.

ACTION ITEM: Administrator Ken Kolb committed to the testing of the fire hydrants, do an assessment, and submit the results to the fire underwriter survey if warranted.

9. Green space in our hamlet

Emil started the discussion by explaining that he had been contacted by a developer who said he was in contact with the RM to develop the green space, presumably located in the interior of Pony Trail. Emil had also received the original documentation in which people were invited to come to discuss the development of 23 acres of green space in Riverside Estates. At the last AGM, the RM committed that there would be no development of the green space unless there was a formal request from the Hamlet Board to do so. The Hamlet Board would not make this formal request without the consent of the residents at an AGM.

The floor was opened for further comments:

- Many residents expressed their desire for the green space to remain as is, and that the density of Riverside Estates does not change.
- There was surprise expressed that an option for commercial development was even possible. Saskatchewan law does not allow development on public reserve areas. However, there is a process through which a green space could be developed by planners and developers and would involve the consent of the RM.
- Comments from the floor clarified that any development would be for the use of residents versus development of a subdivision to build houses.
- Judy said that the space should be municipal reserve land and the RM would never do anything without the approval of the hamlet. There are municipal reserve funds available to help the hamlet with installation of a playground or other community use options, such as an ice rink. There is no time deadline for access to these funds.
- Several comments and questions regarding the ownership of the land resulted in a request to the RM to confirm who is on the title of this land (government owned or whether Corman Park owned). This will make a difference regarding funds available from the municipal reserve.

There are different points of access to the green space within Pony Trail:

- north of the pump house,
- near the intersection of Crocus Drive and Pony Trail, just before the mailboxes,
- north side along property of 49 Pony Trail,
- similarly, along property of 39 Pony Trail, and
- public roadway between the properties of 25 and 27 Pony Trail but is overgrown with trees.
- The RM mows the grass in this area so there is access large enough to accommodate the tractor and an 8-foot mower.
- There is also an overgrown access pathway to the river at the end of Country Lane.

ACTION ITEM: Administrator Ken Kolb will confirm who has title to this property by tomorrow.

MOTION:

The residents of Riverside Estates oppose subdivision of the green space for any purpose.

Moved to accept: Jeff McKerrell

Seconded by: Dean Gerwing

A call was made by the Chair for any debate or opposed. One abstained. All others accepted to carry the motion.

Carried.

Discussion evolved into developing the green space for community use:

- Many years ago, there was playground for the residents but eventually it became a party place for others outside of the community bringing on issues of noise and garbage.
- Several residents expressed an interest in forming a committee to review the green space area with a goal to develop it for community use, such as installation of a playground.
- Other residents, while not totally opposed to some development, commented that they would not want a repeat of the past with unwanted parties; consideration should also be given to the wildlife using the space, as well as the overall country nature of the hamlet. Also, there needs to be consideration as to whether residents want to pay a community association fee for upkeep.
- Clark and Nicole Dziadyk stepped forward to lead the committee. Anyone with an interest in joining this committee should send a note to Emil. Emil will also send out an email to all residents requesting comments and interest in joining this committee.
- Judy offered to attend the first meeting, or part of the meeting, to answer questions from the committee and discuss how the RM can help with funding.
- This committee must have a mandate. Emil will take this offline and find the engagement terms of the committee, but it should be noted:
 - The mandate should include improved access to the river along Country Road.
 - There should be people on the committee that are also somewhat opposed to the idea so that those concerns are considered. All sides are represented as a community.
 - There can be a Hamlet Board spending decision at the next AGM, although it is possible to have a special meeting at another time in the year before the next AGM. This would involve an advertised public meeting with the residents of the Hamlet.

10. Other business

There was a question on whether the speed signs have been coordinated yet. Emil replied that they have not but we are aware that this needs to be done.

11. Adjournment

Moved to adjourn: Erich Kesser

Meeting adjourned at 8:40PM

Attendees (residents of Riverside Estates):

Delany Adams

Lorraine Bentham

Murray Bentham

Beverly Blackwell

John Christensen

Jon Daniels

Roger Dilsner

Violet Dilsner

Clark Dziadyk

Brittany Ellis

Dean Gerwing

Emil Hallin

Dean Heinrichs

Gail Hoshowsky

Carol Ingell

Susan Johnson

Erich Kesser

Sasha Kisin

Jacquie LaPointe

Joe LaPointe

Edmond Lemire

Candace Leveille

Jeff McKerrell

Jerry Meckelborg

Kelli Meckelborg

Mark Meckelborg

Jerry Nagy

Andrea Neufeld

James Neufeld

Raj Padmanabh

Doug Pearse

Elaine Pearse

Lawrence Pirness

Michael Pomedli

Katherine Quayle

Robert Quayle

Marie Racine

Meghna Ramaswamy

James Salamon

Baillie Shewkenek

Beth Shewkenek

Kathleen Solose

Wendi Stoeber

Bev Townsend

Hugh Townsend

Sylvia van den Hurk

Tom Vangool

Other attendees (non-residents):

Judy Harwood – Reeve Corman Park

Ken Kolb -Administrator Corman Park