

# Wintergreen Woods Water Utility

<p><b>MINUTES</b>  <b>Of the</b>  <b>2006 Annual General Meeting</b></p>
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**April 26, 2005**

**Location:** Wintergreen Resort Upper Lounge.  
**Time:** 7:45pm

**Executive Board Members Presiding:** Fred Smith (President), Mark Chidwick (Vice President), Tom Walker (Operations), David Deere (Secretary & Newsletter), Bev Dye (Communications & Emergency Callout), Derrick Jewlal (Operations), Pat Cullen (Accountant), Pat Majer & Alf (Representing Resorts of the Canadian Rockies), Tom Armstrong & Dave McDonald (McPherson & Thom).

TOPIC	DISCUSSION														
<p><b>1.</b>  <b>Approval of</b>  <b>2005 AGM</b>  <b>Minutes</b></p>	<p>The AGM began with an introduction of the executive board members by Fred Smith</p> <p>A motion was passed to approve the minutes from the 2005 Annual General Meeting. (motion by Mike Veortman; seconded by Gail Kopp).</p> <p>There were no comments or questions.</p>														
<p><b>2.</b>  <b>Operations</b>  <b>Report</b></p> <p><b>(Tom</b>  <b>Walker)</b></p>	<p>Tom Walker briefed the members on all the operational issues dealt with over the year. They are summarized as follows:</p> <table style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">2005 Apr</td> <td>Pipeline failure on Mtn Lion Drive</td> </tr> <tr> <td>2005 June</td> <td>3 floods resulting in record levels of NTU; trucked in water twice</td> </tr> <tr> <td></td> <td><b>It was noted that careful management of plant resulted in NO boil water orders (water quality remained well above minimum Alberta Environment standards)</b></td> </tr> <tr> <td>2005 July</td> <td>injector pump failed – replaced</td> </tr> <tr> <td>2005 Sept</td> <td>pump burn out – repaired</td> </tr> <tr> <td>2005 Oct</td> <td>Replace residents shut off valve stem on Mtn Lion Drive</td> </tr> <tr> <td>2006 Jan</td> <td>June floods moved the course of the river. Unusual winter temperatures resulted in freezing of the riverbed around our intakes. Alberta Environment authorized an in-river pump to bring water from the east side of the river to our treatment plant. ***</td> </tr> </table> <p>***Dave McDonald and Tom Armstrong (McPherson &amp; Thom) added the following points regarding this unique challenge facing our water intake system:</p> <ol style="list-style-type: none"> <li>While resolving the low river at intake issue, Wintergreen residents effectively reduced their water usage. This fact very much helped the repair process. Dave and Tom expressed their appreciation in this regard and commented that some residents of other water co-ops often ignore requests to reduce consumption which adds to the problem.</li> <li>In addition to the river course redirection, the lack of snow intensified the need to place submersible pumps in the collector tanks.</li> <li>The water levels at the intake are back to normal. However, this must be monitored as we</li> </ol>	2005 Apr	Pipeline failure on Mtn Lion Drive	2005 June	3 floods resulting in record levels of NTU; trucked in water twice		<b>It was noted that careful management of plant resulted in NO boil water orders (water quality remained well above minimum Alberta Environment standards)</b>	2005 July	injector pump failed – replaced	2005 Sept	pump burn out – repaired	2005 Oct	Replace residents shut off valve stem on Mtn Lion Drive	2006 Jan	June floods moved the course of the river. Unusual winter temperatures resulted in freezing of the riverbed around our intakes. Alberta Environment authorized an in-river pump to bring water from the east side of the river to our treatment plant. ***
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	<p>move forward throughout the seasons.</p> <p>Fred Smith publicly thanked McPherson &amp; Thom for their outstanding management and maintenance of the Wintergreen Woods Water Utility throughout the year.</p>
<p><b>3. Plant Overview (Mark Chidwick)</b></p>	<p>Supplemented by photographs and illustrations on Power Point, Mark Chidwick gave a presentation that described in detail the Wintergreen Woods Water Utility System. He described how the water was drawn in from the Elbow River through a submerged intake into the pump house and pumped 3.5 Km to the Water Treatment Plant located near the Wintergreen Resort Maintenance Building. The Water is then treated through a series of pressure filters and storage tanks to reduce the turbidity levels to less than 1 NTU. The treated water is then piped from the treatment plant to each residential property through 4 to 6 inch pipes.</p>
<p><b>4. ICAP Project  (Fred Smith)</b></p>	<p>Fred Smith gave the members an update on the ICAP (Infrastructure Canada Alberta Project). He began by thanking Mike Veortmen and Gary Nikiforuk from the 2003 executive board for beginning the process.</p> <p>Wintergreen Water Co-op's ICAP upgrade plan will be completed in three phases.</p> <ol style="list-style-type: none"> <li>1. Added underground storage tanks (completed 2004)</li> <li>2. Additional above-ground building with gravity feed filters and upgraded piping and electricity. (to be accomplished June 2006)</li> <li>3. Completing the system with additional UV filters (to be added 2008) The deadline for UV filter use is 2011.</li> </ol> <p>Through the ICAP we will upgrade our water treatment plant to the cost of \$315,000. The specific costs include \$180,000 for the building, \$95,000 for the plant and \$40,000 for engineering. This will be shared 3-ways (\$105,000 each) by the federal government, the provincial government and the Wintergreen Water Utility.</p> <p>It was noted that the present ICAP grant will only finance phase 2. Additional ICAP submissions will be required for phase 3.</p> <p>Using a Power Point presentation, Fred described the upgrade plans in detail. The present concrete tanks underground will serve as the floor for the new plant building. The building will house new and future pumps, pipes and related hardware. The building permit for phase 2 was issued mid-April and work commenced on May 4.</p> <p>M&amp;T added that the Walkerton water catastrophe resulted in huge revisions to treated water regulations. Added to the new guidelines are new chemical testing, added daily tests and the requirement for more advanced treatment systems. Our water co-op is and has impressively always been in compliance with EA regulations.</p> <p>Our treatment plant presently uses pressure filters. These are no longer acceptable to Alberta Environment (AE). On January 1, 2006 AE regulations require treatment plants to incorporate UV filters. AE agreed to extend this requirement for our plant until "phase 3" of our upgrade.</p>
<p><b>5. Financial Report and 2005 Budget</b></p>	<p>Pat Cullen used a power point presentation to help give details to the 2005 financial report. Pat explained that homes changing hands has presented a challenge with respect to fee collections. A motion was passed to accept the financial report by Mike Voertman and seconded by Tim Grant.</p> <p>Unfortunately the 2006 operating budget included a proposal to increase fees. This requires residents to pay \$100/month for 12 months or ten \$100 post-dated cheques or one \$900 lump sum payment by July 31, 2006. A motion was passed to approve the 2006 budget by Mike Veortmen and seconded by Duncan O'nions. Further, a motion was passed to accept the rate increase by Duncan O'nions and seconded by Mike Veortman.</p>

<p><b>6. New Subdivision</b></p>	<p>There was a short update on the proposed plans to add a new subdivision south of the Wintergreen Golf Course. If within the guidelines of the new Bragg Creek Area Structure Plan, developers are hoping to build 20 to 40 homes that will connect to our Wintergreen Water Utility. With the increase in members contributing to the utility, it is anticipated that there will be a reduction in operating costs.</p>
<p><b>7. Wintergreen Resort Update  (Resorts of the Canadian Rockies)</b></p>	<p>Alf Beaudry was introduced as the new Wintergreen Golf Course superintendent replacing Bob Novecosky. Pat Majer told the members they anticipate a good golf season. He added the following:</p> <ul style="list-style-type: none"> <li>• Opening day will be May 6.</li> <li>• The course is dry.</li> <li>• There is a plan to add recycled asphalt to much of the cart paths</li> <li>• 4 greens were re-sodded last year are expected to do well.</li> <li>• There will be a kids golf program</li> <li>• Tennis courts will be open</li> <li>• The pool is closed indefinitely</li> <li>• The mountain biking trails on the hill may be used at ones own risk.</li> </ul> <p>Pat added that they recognize the need and desire for future development in the Wintergreen area however there are no plans to expand facilities or housing over the next few years. Although there is a definite increase in interest in moving to Bragg Creek, there are still 6 or 7 lots to sell on Wintergreen Way.</p>
<p><b>7. Election of Executive</b></p>	<p>Mark Chidwick is stepping down as the Vice Chairman. Two positions were added to the board:</p> <ol style="list-style-type: none"> <li>1. Mark Brown nominated by Rick Boden seconded by Duncan O'nions</li> <li>2. Gail Kopp has volunteered to record minutes.</li> </ol>
<p><b>8. Meeting Adjourned</b></p>	<p>The meeting was adjourned at 9:16pm. The motion was made by Tom McGuire and seconded by Duncan O'nions</p>