

# Wintergreen Woods Water Utility

## Annual General Meeting

April 9, 2014 7 PM Snowbirds Chalet (Bragg Creek)

Present: Ron Lutz, Patrick Majer, Mark Chidwick, David Deere, Ryan Bird, Duncan O’Nions, Marilyn Ledingham, Doug Warn, Vick Pedenko, Greg Helman

1. Introductions – Mark Chidwick
  - Introduced the board
  
2. AGM minutes – Mark Chidwick
  - Motioned to be accepted by Duncan O’Nions
  - Seconded by Marilyn Ledingham
  - Passed Unanimously

## 2014 Accomplishments

3. Financial Update – David Deere
  - 100% of fees collected
  - Gst refund from previous years of \$20,734 by being declared a municipality
  - Flood relief – \$56,116 refund from insurance (initial claim) or government (remaining)

4. Operational update – Ron Lutz

### Pump House and Plant Improvements

- A. Scada system put in for \$15,000
  - Call out notification
  - Required by Alberta Environment
  - Monitors turbidity and chlorine
  - Will reduce the risk of plant shutdown and need to haul water
- B. New submersible pump
  - Pump put in the river for \$2,000

### 2013 Flood

- River diversion - need to correct this summer (estimate \$10,000)
- Gallery repairs \$41,000
- Divers cleaned out the tanks for \$15,000
- Total Cost applied for is \$56,000 will be covered by Alberta Government and Insurance

- C. Discussion that the plant was still operating through the flood, very different than other communities.

#### Leak repair

- Presentation of how the leak was found and how it was repaired
- Discussion that we are now in compliance with our license and have excess capacity.

#### 5. Financial Report – David Deere

##### Discussion on the equity share

- All community members share in the value of the asset
- In the 80s, each share was \$2500
- Present value \$11,800
- No evaluation since 1993
- Each individual equity share is \$25,000 - \$30,000 (estimated)
- Doing a replacement value evaluation this year
- There is an impact on the reserve
- 5% of the replacement value has to be in the reserve
- Reserves have to be topped up, reserves were used to fix the leaks; board will build a plan on how to replenish the reserve
- Insurance costs will also likely go up
- License to operate is good until 2019, upon renewal we may need some changes
- Water license is good in perpetuity

##### Financial statement

- Reviewed the financial report with a comparison of 2012 to 2013

##### Actual vs Budget

- Reviewed the actual vs budget

#### 6. Acceptance of the financial reports

- Motioned to be accepted by Mark Chidwick
- Seconded by Duncan O’Nions
- Passed Unanimously

#### 7. 2014 – 2015 Budget report

- Presented by David Deere
- Question around the insurance fees, Cindy believes the budget is valid; renewal will be before the reappraisal
- Should have approximately \$140,000 in reserve

#### 8. Water fees

- Presented by David Deere

- Reviewed the new fees
  - Discussion around the replacement value of the plant; the board expects \$2m-\$3m
9. Budget and Water fees acceptance
- Motion to accept the budget and water fees by Duncan O’Nions
  - Seconded by Mark
  - Passed Unanimously
10. Board members
- existing board will stay on
11. General discussion
- Question about the water meters
  - It is still planned to assess it
  - Question about Rocky View County’s progress on water / wastewater
  - Discussion about the potential to add extra customers to the WWU now that the leak has been repaired
  - Update from RCR, they have engaged Urban systems (planning engineering) to develop the ski hill; starting next week the community will start to be engaged.
  - Question about the quality of the system.
  - Weaknesses have been fixed, distribution lines are fixed as needed. Raw line has been assessed as part of the leak repair. Wintergreen woods is 14 years old.
  - It is known that some curb stops aren’t working, we don’t plan to fix them
  - Everyone should have an operating valve in their house
  - We don’t want to test the curb stops and break them in the process
  - We don’t want to spend money to fix each curb stop \$5k per
  - Tanks are cleaned out, new 10 hp pump, leak has been repaired, new scada system
  - Big costs coming would be a UV filter for the plant, new distribution main up at the plant will eventually have to be repaired (we are prepared with everything but not the new pumps)
  - Lots of good news, very robust system
  - Plant is running very well, mud was pumped up during the flood and clean water came out
  - By regulation we have to test both up at the plant and at a household; never had a failure
  - Right now the system is the best it has ever been
  - Question about the due date for the fees, previously it was July 15<sup>th</sup>, now it appears to be June 1<sup>st</sup> (David Deere will review)