



Sonoma Pines Homeowners Management Ltd.

**Board Meeting Minutes
December 1, 2021**

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NAME	PORTFOLIO	REPORT TO BOARD	PHONE	EMAIL
Lloyd Searcy	Board Chairman	Managing Director-WFN, Rykon, Governance, Legal, Insurance	(250) 718-3060	ldsearcy@gmail.com
Gary Sears	Vice Chairman	Irrigation Committee	(306) 717-7820	gsears@telus.net
Murray Reiter	Treasurer	Finance, Landscaping Committee & RV Lots	(250) 863-1283	reiterm@shaw.ca
Bob Scruton	Director	Safety and Security Committee	(250) 707-4677	b_scruton@telus.net
Don Porter	Director	Clubhouse & Social Committee	(778) 215-3034	donporter2168@outlook.com
Walter Rendell	Director	Maintenance Committee	(250) 707-3888	waltrendell@gmail.com
Bob Bassett	Ex-Officio	Legal Assistance		bobbassett@okanaganlaw.com

Location: Clubhouse, 3999 Sonoma Pines Drive, Westbank, B.C.

The meeting was called to Order by Co-Chair Gary Sears at 6:30 pm

All Board members were in attendance.

Call to Order at 6:30 pm

1) Finalize agenda

Error on draft agenda 9(c) – Budget should be 2022/2023 not 2021/2022.

Additions: IT Information regarding website being updated

Alteration Application – 2132 Serrento Lane

2) Approval of

a) Board Minutes of October 6, 2021 (minutes on website)

MOTION: BE IT RESOLVED that the Board accepts the minutes of October 6, 2021.

Moved: G. Sears. Seconded: B. Scruton. All in favor.

3) Correspondence

No correspondence.

4) Adoption of Committee Reports as Circulated

a) Management Report

- b) Clubhouse Committee – see attached
- c) Communication Committee
- d) Finance Committee – September Financials on website
- e) Insurance Committee
- f) Irrigation Committee – see attached
- g) Landscaping Committee
- h) Maintenance Committee
- i) Safety and Security Committee – see attached

**MOTION: BE IT RESOLVED that the Board accepts the Committee Reports as presented.
 Moved: L. Searcy. Seconded: M. Reiter. All in favor.**

5) Community Services Coordinator

- a) October and November 2021 Repairs

A report was provided to the Board from the Community Services Coordinator. Eavestroughs, gutters and roof repairs have been the focus this fall.

6) Alteration Request Applications

- a) The following alteration requests that have been previously reviewed and approved by the Board between October 6 and November 30, 2021:

2389 Mesa Vista Dr. – Installation of satellite dish
 2141 Talavera Pl. – Installation of pergola on deck

**MOTION: Be it Resolved that the SPHM Board approve the following applications:
 2389 Mesa Vista Drive – installation of satellite dish
 2141 Talavera Pl. – Installation of pergola on deck
 Moved by L. Searcy seconded by B. Scruton. All in favor.**

- b) The following alteration requests that have been previously reviewed and denied by the Board between October 6 and November 30, 2021:

None

- c) The following alteration request(s) required Board approval:

2132 Serrento Lane – installation of awning

**MOTION: Be it Resolved that the Alteration Request from 2132 Serrento Lane be deferred pending additional information from the owner respecting the size of the awning and an alternate color choice.
 Moved by B. Scruton. Seconded by W. Rendell. All in favor.**

7) Westbank First Nations Advisory Council Report - John Cole, Chair – see attached

8) Old Business

a) Upper Gate Update

Discussion ensued respecting the installation of the gates for the upper entrance. The gates were approved by the owners at the January 28, 2021, Special General Meeting and purchase orders were issued to Door Systems and AVS Security on January 30, 2021.

Although Door Systems had previously advised that a building permit from the WFN was not necessary, Development Services at the WFN advised that it was indeed required. Part of acquiring a building permit was the inclusion of a traffic study from a qualified Traffic Engineer. It took several months to obtain the permit.

Once the permit was approved Door Systems was advised to proceed. There were numerous delays in receiving the gates that were not installed until October 14, 2021.

During this process it became apparent that the Board would have to install the “Yelp” system on any gate that did not open automatically. The system has now been installed on the entrance gates at the top and bottom and the lower exit gate. The upper exit gate will open automatically upon approach.

MOTION: BE IT RESOLVED by the Board of SPHM Ltd. that Door Systems invoice IN00036796 in the amount of \$8,275.05 related to the installation of the “Yelp” system on the upper and lower gates and the movement of the lower man gate be approved and paid for from the Common Contingency Reserve Fund.

Moved by L. Searcy. Seconded D. Porter. All in favor.

It was originally intended that the existing garage door openers would be utilized to open the upper gates. Part way in the considerable planning for this enormous task, Door Systems advised that any garage door opener prior to 2014 could not be programmed to open the upper gate. The Board was previously advised that Door Systems could not accommodate RFID for gaining access to the community. Further discussions with AVS revealed that this was indeed possible through an addition to the KanTech 3000 intercom system. The costs for the RFID system are estimated at:

<i>Quantity</i>	<i>Description</i>	<i>Unit Price</i>	<i>Total</i>
3	HID RFI Readers	\$1,350.00	\$4,050.00
3	Pedestal Mounts	\$245.00	\$735.00
3	Single Door Controller including power supply battery	\$849.00	\$2,547.00
1	Installation, Programming and Commissioning	\$2,760.00	\$2,760.00
1100	UHF Tags	\$10.80	\$11,880.00
			\$21,972.00
		GST	\$ 1,098.60
		Total	\$23,070.60

There may be additional costs for a weatherproof box as well as a reader for the UHF tags in the Clubhouse. It is expected that recoveries from the sale of the tags (\$20.00 per tag) will pay the majority of the cost of the installation.

The Board requested that the purchase of compatible UHF tags be considered.

MOTION: BE IT RESOLVED by the Board of SPHM Ltd. that an RFID reader be installation on the Entrance gates at the Carrington Road Entrance and on the Entrance and Exit gate

on the Lower Gates at an estimated cost of \$23,000 to be paid for from the revenue of the sale of the UHF tags.

Moved by L. Searcy. Seconded by M. Reiter. All in favor.

The following still needs to be completed before the upper gates will be operational:

1. Cutting the road between the gate and the vault at the lower gate location for telecommunications connection.
2. Coring a hole in the vaults at the upper and lower gates.
3. Installing the internet and telephone lines in 2" conduit at both gates.
4. Pouring the concrete curbs and pads at both gates.
5. Installing the intercom system at both gates including intercom pedestals and security boxes for internet equipment.
6. Installing the RFID readers at the gates.
7. Programming telephone numbers into the intercom system.
8. Programming UHF tags for each homeowner.
9. Programming the exit option on the gates, if required.
10. Test the yelp system at upper and lower gates

Because of the design and age of the lower gate operators, the Board has agreed that the motors and controls for the lower gates should be upgraded as part of next year's budget as the response time is quicker on the motors and the controls would then be consistent at both gates. The estimated cost of the upgrade is approximately \$10,000 which would be requested from the Common Contingency Reserve Fund.

9) New Business

a) 2022 Annual General Meeting

The Board discussed holding the 2022 Annual General Meeting on Thursday, April 14, 2022, as a restricted proxy meeting. At the last two Special General Meetings and the 2021 Annual General Meeting the total shareholders that voted at those meetings were almost three times those that voted in person or by proxy at previous AGM's.

The Board agreed that it is important that shareholders have the opportunity to vote on the resolutions provided, but also to have the opportunity to suggest amendments to those resolutions prior to the meeting.

The Board agreed that the 2022 AGM Agenda and explanatory letter will be distributed by February 1, 2022, to allow the shareholders time to suggest changes to the resolutions or suggest other resolutions not put forward by the Board. These suggestions will be received until Wednesday, February 23, 2022, at which time the Board will meet to finalize the agenda for the meeting.

Board member, B. Scruton requested at least one townhall meeting before the AGM Agenda is finalized so further explanations can be provided.

The 2022 AGM Agenda will be finalized at the Board meeting on Wednesday, March 2, 2022. The final 2022 AGM meeting package will be distributed to the owners on Thursday, March 24, 2022.

b) 2021/2022 Fence Replacement

The Board reviewed the 2021 replacement of large sections of the perimeter wood fence and replaced it with six-foot ornamental fence at the entrance to the community and six-foot chain link fencing with **slats** at the rear of the homes along Sonoma Pines Drive. In total approximately 2100 feet of fencing was replaced at a cost of approximately \$117,000.

One Hundred Thousand (\$100,000.00) Dollars was approved from the Common Contingency Reserve Fund to be spent on fencing by the shareholders at the 2021. Additionally, Broadstreet contributed slightly more than \$17,000 towards the fencing at the upper gate which was used to replace additional fencing at the lower gate.

After extensive discussions the Board has agreed that when the wooden perimeter fencing is replaced, it shall be replaced with six-foot chain link fencing with slats where appropriate. That said, there are certain sections of the chain link below Alvarado Trail to Talavera Place and behind Talavera Place and Acacia Lane that are already eight-foot chain link that shall remain.

Concern was expressed that certain sections of the six-foot wooden perimeter fence had been damaged by wind. These sections will be looked at, and the Board will determine whether sections of that fence will be replaced in 2022/23.

Draft 2022/2023 Replacement Plan - \$12,200

Based upon feedback at the Town Hall meetings in September 2021 the Board has determined that replacing the perimeter wood fencing should be the future priority. That said, the Board does not recommend the replacement of any of the perimeter wood fencing in 2022/2023 as many of the posts have been replaced and that fence is considered to be in good condition.

If sections of the six-foot wooden perimeter fence require replacement this estimate will be revised.

The Board recommends the following replacements or new installations in 2022/2023:

1. Replacement of the approximately 260 lineal feet of four-foot chain link fencing at the lower gate with six-foot chain link fencing at an estimated cost of \$8,200.
2. Installation of approximately 90 feet of new eight-foot chain link fencing at the end of Alvarado Trail where there is an opening in the fencing at an estimated cost of \$4,000.

The cost the of the fence replacement would be charged against the Common Contingency Reserve Fund.

c) 2022/2023 Budget & Budget Explanation

The Board reviewed the proposed 2022/23 budget proposal which will require a \$6.00 per month fee increase for all owners.

The specific areas of increase are as follows:

Specific Common Explanations Total Budget \$1,305,353.16

Insurance - \$7,500

Although the Board was able to maintain insurance costs for the common property for 2021/2022 at the budgeted amount, we expect insurance costs to continue to increase in the future.

Gate Maintenance - \$2,500

Maintenance for the upper and lower gates to be forecasted to be approximately \$2,500 annually.

Security and Safety Miscellaneous - \$1,000

The Safety and Security Committee did not have a budget previously for miscellaneous items.

Website and Infotech - \$4,500

The Board has engaged Calisto Networks to manage the computer equipment in the SP Administration Office, annual costs are expected to be approximately \$1,500 while the cost of the internet and telephone connections for the gates is forecast at \$3,000 annually.

Salaries - \$10,054.48

Approximately \$10,000 has been added to salaries to reflect the cost of the Irrigation Technician. The Board expects a reduction in costs payable to Asahi and Evergreen for irrigation repairs.

Office Expenses - \$1,000

The budget for office expenses has been adjusted to reflect the cost of laser cartridges for the commercial printer.

Common Area Landscape and Maintenance - \$3,939.60

This reflects expected maintenance and operating costs for the John Deere utility vehicle.

Single Family Landscape Maintenance- \$8,588.10

Increased costs as a result of the new five-year contract with Asahi.

Common Irrigation Repairs and Maintenance – \$5,000

With an aging system the cost of irrigation repairs has been increasing annually.

Clubhouse Maintenance - \$1,750

Reflects the additional cost of television and telephone services.

Common Contingency Reserve Fund – (\$13,078.03)

Reflects the change in the appraised value of the common assets.

Specific Multifamily Explanations – Total Budget \$529,084.36

Multifamily Area Landscape Maintenance – (\$2,648.70)

This represents a small adjustment as previous budgets did not reflect the actual annual cost of the contract.

General Repairs and Maintenance - \$12,887.14

Increased to reflect an increase in the number of decks to be replaced, homes to be painted and roof maintenance.

Common Reserve Fund – Total \$36,800

Clubhouse Acoustics - \$8,000

To install sound deadening material to improve Clubhouse acoustics.

Pergola – Covered Patio at Clubhouse \$12,500

To erect a trellis/ pergola over the patio at the rear of the Clubhouse with transparent roof.

Rowing Machine - \$1,800

Purchase a rowing machine for the Fitness Room.

Traffic Calming Devices - \$5,000

To install one or more traffic calming devices on Sonoma Pines Drive similar to those on Abbott Street in Kelowna.

Lower Gate Upgrade - \$12,000

Upgrade the gate motors and controls to match those at the upper gates to improve efficiency.

The Board agreed that this budget will be circulated to the owners as part of the draft 2022/23 Annual General Meeting package.

MOTION: Be It Resolved that the SPHM Board include a budget request of \$1,305,353.16 for the Common Areas, and \$529,084.16 for the Multifamily areas in the 2022/23 Annual General Meeting package.

Moved by M. Reiter. Seconded by L. Searcy All in favor.

d) Sonoma Pines Website

The Board discussed issues related to the maintenance and updating of the SP website. Bruce Hawick has been asked to review this issue.

10) Next Meeting

Next SPHM Ltd Board meeting is on Wednesday, February 2, 2022, at 6:30pm.

11) Adjournment

Meeting adjourned to In-Camera at 7:55 pm

12) In Camera

Clubhouse Report December 1, 2021

Prepared by: Don Porter
Clubhouse Director

Although Interior Health is still under some Covid protocols, the clubhouse is fully open and being used by many of our residents. It is available to rent for family gatherings, Christmas parties, anniversaries, weddings, and Celebration of Life gatherings.

Check out the following events currently scheduled:

Happy Hour Nov. 19, and Dec. 17

Grey Cup Party Dec.12

December 25 - Orphans Christmas Dinner be sure to get your name on the list.

The many groups that use the facility are going strong such as yoga, Canasta, Mae Jong, and the painting group; if you would like to join any of these groups, please contact the ladies in the office for assistance.

During a couple of my clubhouse inspections, I have found the exit doors in the great room unlocked while not in use, this is quite concerning with the number of late-night prowlers we seem to be having as of late. Unlocked doors would give these individuals the opportunity to steal the Christmas hampers the Social Committee has set up to help the needy not to mention the vandalism that could occur. Please ensure all doors are closed and locked at the end of your function.

The GYM is being use regularly by a number of residents and I would like to remind everyone to bring a change of shoes as we do not permit outdoor footway while using the GYM. Also please remember to clean all equipment after you have finished using it.

There was some minor roof damage due to the strong winds we had a couple of weeks ago, roof repairs are being done throughout the community on a priority bases and should be completed with a week or two.

The Clubhouse Committee has been working on two clubhouse improvement projects that will require your **YES VOTE** approval at the next AGM meeting.

- 1) The great room acoustics have been a problem since the clubhouse was built; many residents have stated they do not participate in functions because of the noise level. I have consulted with numerous individuals and companies as to the best way to correct this problem. Points West is a local company specializing in acoustics we have received a quote from them of app.\$ 8,000.00 (depending on how quickly it is done) They confirmed this will improve the acoustics by almost 50%.
- 2) The committee is also putting together a proposal to build a large Pergola over our existing clubhouse patio approximately 24' X 28' this will provide shade and cover during the hot summer days while promoting further use of our outdoor space, because this project requires engineered drawings and supervision the cost could be in the \$ 12,000.00 range depending on engineering and lumber costs a more accurate cost will be available prior to the AGM.

Both these projects will require a 75% **YES VOTE** from you the homeowners. It is the committee's mandate to make recommendations that will improve our community moving into the future while increasing the enjoyment level of today's users.

SOCIAL COMMITTEE REPORT

The committee has bins set up in the library for donations to the Westside Food Bank – you are encouraged to drop off nonperishable goods. If you can a new unwrapped toy would also be appreciated to help those that are less fortunate, there is nothing more heart-warming than knowing you helped to put a smile on a Childs face Christmas morning.

The Social Committee had their first Happy Hour since the beginning of Covid on November the 19, it was a sold out gathering and everyone had a great time meeting new residents of Sonoma and re acquainting with folks they hadn't seen for quite some time. There were numerous draw prizes along with a 50/50.

Next will be the Grey Cup Football Party (the committee will be serving chili) and then the Christmas Happy Hour. Due to Covid Regulations all functions are limited to the first 57 Residents to get your name on the list contact Lorna Wright at: lorna-wright@shaw.ca The Board would like to recognize and thank the Social Committee for all their hard work.

The Orphans Christmas dinner is designed to give residents that have no one to share Christmas Dinner with the opportunity to be with friends and neighbors. There may still be some opening for this function please contact Kerri Schmied at Kerri.s@telus.net

WELCOMING COMMITTEE REPORT

The welcoming committee has introduced Sonoma Pines to five new residents:

2211 Terrero, 2285 Pine Vista, 2391 Mesa Vista, 2122 Verona Lane, and 2309 Pine Vista.

If you haven't met your new neighbors yet, please take a moment to introduce yourself and welcome them to our community. If you know of someone that we have missed please contact Kim Reid at reidkim@hotmail.com The Board would like to recognize and thank the Welcoming Committee.

SPHM Ltd. (Sonoma Pines Homeowners Management Ltd.)
Irrigation & Water Conservation Committee

MONTHLY MEETING MINUTES

Date: November 23, 2021

Time 9:00 am

Location: Sonoma Pines Clubhouse - 3999 Sonoma Pines Drive

Present: Brent Voss, Gary Sears (Chair), Mike Wilding, and welcome to Sue Dixon.

1. Call to Order: 9:00
2. Additions to agenda – Irrigation and Conservation planning discussion 8) d
3. Adoption of August 2021 minutes - m/s/c
4. Financial Report
 - a. 2022 budget amount will be increased to cover some of the increasing costs associated with our aging infrastructure.
 - b. Efforts will be made to monitor and control costs by doing work in house in 2022.
 - c. See also financial report attached.
5. CSC Report – Chris will come to the meetings starting in the spring.
 - a. Sue reported some calls have come in regarding smaller drip systems.
6. Old Business
 - a. Field infrastructure tagging system. We have catalogued half of the system. We will finish the remainder in 2022.
 - b. High pressure issues at various connection points. A PRV was installed on the number 1 pressure zone.
7. Water Conservation – discussions on the current situation. Reminder we are on WFN restrictions when necessary and this year we instructed our contractor to water only two days a week wherever possible as per WFN. Because we have a community system it is not possible to have the detailed watering as WFN bylaw stipulates in their odd/even system.
8. New Business
 - a. Mike W. Repair analysis – Gary thanked Mike for his work on this.
 - i. 250 calls for action came in. Jammed rotors were a majority of these. Mike and Gary will review the rotor testing apparatus that Mike made up to determine efficacy. Chris (ESA) will make these types of repairs in 2022 which will reduce these costs substantially. Repair costs will be tracked in 2022. We will meet with Chris in the spring to review other specific efficiencies that can be explored.
 - ii. Work order system – there will one page for each type of repair which will be easier to track. Gary to forward our work order form for Sue to review, revise and/or use if appropriate.
 - b. Irrigation supply valves not closing. If valves don't completely close, water could leak into the service boxes and freeze some of the apparatus. Various valves will be checked by Gary and Chris first once our valve key has been retooled and returned. (our valve key

was not long enough to reach the main) Mike and Brent to join in the field work if available.

- c. Irrigation zone not on backflow valve behind the clubhouse. We will have to install a backflow preventor valve in the spring on this line. We will install a testing port on the installation at that time.
- d. 2022 Conservation and Irrigation Planning
 - i. Non-draining sprinklers – 2022. We will make an effort to replacing 3 or 4 rotors with non drain type in 2022. Will save some water and will reduce water hammer.
 - ii. Glenmore Grow – we will make a decision in the spring to have more placed after discussion with Kevin of Asahi.
 - iii. Battery clock removal plan. We will continue to identify and remove battery clocks in 2022 when both time and money are available as this should reduce labour costs and maintenance costs. We identified 5 so far this year in our infrastructure tagging system.
 - iv. Installation of test points on pressure reducing locations. We will investigate and install pressure test points when time and opportunity permits.

9. Correspondence – none.

10. Next Meeting – Tuesday March 22nd, 2022, at 9 am.

11. Adjournment- 10:34

SONOMA PINES MONTHLY IRRIGATION EXPENSES AND BUDGET
2021/2022

As of March 31, 2021 - Note: all the monthly details are on the monthly financial report.

COMMON: Irrigation repairs and maintenance budget for 2021/2022 is \$10,000.00

Date	Month To Date	Balance	Comments
April 2021	\$ 2,163	\$ 7,837	
May 2021	\$ 5,837	\$ 4,163	
June 2021	\$ 11,140	\$1,140 over	
July 2021			
August 2021			
September 2021	\$ 16,716	\$6,716 over	
October 2021			
November 2021			
December 2021			
January 2022			
February 2022			
March 2022			

MULTI-FAMILY Irrigation repairs and maintenance budget for 2021/2022 is \$20,000.00

Date	Month To Date	Balance	Comments
April 2021	\$ 847	\$ 19,153	
May 2021	\$ 15,727	\$ 4,273	
June 2021	\$ 25,400	\$5,400 over	
July 2021			
August 2021			
September 2021	\$ 38,240	\$18,240 over	
October 2021			
November 2021			
December 2021			
January 2022			
February 2022			
March 2022			



**Sonoma Pines Homeowners Management Ltd.
Safety & Security Committee Meeting Minutes**

Location: Sonoma Pines Clubhouse, 3999 Sonoma Pines Drive

Date & Time: November 29, 2021, at 13:06 (1:06pm)

Welcome Members with meeting called to order at 1:00pm.

Those present included: Bob Scruton, Chair; Larry Presda, Paul Kaiser, Dawna Trask, and Greg Marshall

Chair is sad to report Darrell Bellamy has stepped down from the Committee of which he has played an integral role since its inception. Thanks for everything Darrell.

Old Business reviewed by Chair:

1. Walkway between Siringo and Alvarado completed.
2.
 - a. Block Watch community information session yet to be scheduled though Chair suggested tying in with Townhall for 2022 Budget and AGM. Chair will promote with Board, ask RDCO Coordinator and see if a RCMP member to attend and speak briefly on Community Safety. Dawn to look at her sources in Community Policing once date(s) for Townhall(s) scheduled.
 - b. BW Street Captains needed for Siringo, Verona and Sonoma Pines Drive.
3.
 - a. Flex speed sign received though won't be installed on SPD near stairway off Terrero (where there's no parking on either side) until spring as gutter cleaning had priority.
 - b. Speed concerns since last meeting as Chair hasn't heard anything - discussion.
 - c. Traffic Calmers (CRF Funding) will need promoting as 75% vote needed at 2022 AGM. Discussion on promoting traffic calmers and what should be budgeted for as new funding and what should come from CRF.
 - d. Once upper gates operational we will have to monitor traffic pattern changes (if any) regarding speeding.
4.
 - a. Upper gate installed Oct. 14 though waiting for RFID system and internet before operational. RFID newer technology and less costly than replacing 100's of remotes.
 - b. Older garage door remotes won't work on new upper gate as old tech. though still needed for garage doors, hence RFID System.
 - c. Lower man gate was relocated though doesn't appear tall enough and has to open opposite due to slope of sidewalk. Height makes it easy to climb so looking at extending and covering lower bar with black metal mesh.
 - d. Options for upper and lower gate being closed, open, daytime, etc., remain under discussion by the Board.
 - e. Close sensor loop installed at both upper and lower gates though won't be operational until upper gates functioning.
 - f. Bollards to be installed protecting intercoms.
 - g. YELP signage installed on upper gates as Chair advised YELP will function.
5. Chair emailed WKFR re: Solana knock box for keyed entry and hasn't heard back.

6. Discussion on liability concerns within SP and ICBC. Issue from some time back about lack of coverage on private land (WFN) though there have been recent incidents where ICBC has covered damages.
7. Under advisement request from an owner on Alvarado Trail to install stop signs at cut on Alvarado, Siringo, Madera and Talavera; and a "No Exit" sign requested for Del Mar Ct.

Business Arising

1. Several shrubs/bushes at the corner of Alvarado and SPD have been impeding vision for traffic and pedestrians. Request was submitted to remove the bushes on the corner with agreement on roses, though only cut back thus far. Chair to follow-up with Landscaping Chair.
2. No Parking signage for couplet across from Broadstreet and new development installed
3. Fence completed as budgeted for in 2021 and additional 90'x8' at the end of Alvarado and replacing @200' of 4'chain link with 6'chain link beyond lower gate proposed for 2022.

New Business

1. 2022/2023 S&SC Budget Proposal for consideration with Board approving \$1,000 as a miscellaneous line for Safety and Security along with \$2500 dedicated to gate maintenance as on completion gates to become this Committee's responsibility. Proposed Budget reviewed with Committee supporting it.
2.
 - a. Information has been requested of Roy Morgan on crime stats over the past few years within SP.
 - b. Safety information (vehicle security, driveway/patio lights left on/timer, etc.) has gone out to the Block Watch Captains and the same was placed on the SP website.
 - c. Chair received a call about a moving van on Del Mar where owners are away. Checked out – OK, family taking approved donations.
3. Paul asked about accumulation of pine needles/leaves behind wooden fencing in back of Terrero as a possible fire hazard. Chair to advise Landscaping and Maintenance members.
4. Greg asked about parking on side streets. Bylaws reviewed and Chair suggested complainant speak with offender first and if no resolve, submit a complaint in writing with specifics (and photo, if possible) to SP office.

Meeting Dates remain as follows:

Next meeting is scheduled for Jan. 31 at 10:00. Chair to be away Jan. 31 and possibly April 4 so will need someone to chair and take notes or re-schedule if appropriate.

Then Apr. 4 and May 6 both at 10:00.

Adjournment

Meeting Adjourned at 14:55 hours.

Recorded by
RE Scruton,
Chair Safety & Security Committee
Director SPHM Board

DECEMBER 2021 WFN ACTIVITY UPDATE

Despite challenges due to Covid 19 and variants, extreme hot weather this summer, forest fire smoke, supply chain disruptions, and recent severe rainy weather, WFN made progress in the completion of projects listed in the 2021 Capital budget.

Some projects experienced delays due to labor and supply issues but, completions are happening and approval processes for future projects moving forward.

The round-abouts at Gellatly Road and at Butt Road are proving to be positive traffic regulators. A water pipe break at the Butt Road round-about in the summer caused a slight inconvenience but was dealt with efficiently. Also, the Louie Drive paving and sidewalk projects are now completed. Work continues on the new West Kelowna City Hall site. Many multi-family residential and commercial projects are in various stages of completion throughout IR 9 & 10. The Planning Department notes brisk development interest and are receiving inquiries by developers for developing future commercial and residential developments on WFN lands.

WFN Administration remains on Covid protocol working arrangements with many employees still working from home and with meetings held by Zoom.

In anticipation of a more normal upcoming 2022 tourism season, staff at the WFN Sncewip Heritage Museum are preparing to receive local and out of town guests. Please take the opportunity to visit and enjoy the exhibits and excellent story telling skills of the WFN museum staff. This is a great place to take your visitors for an informative afternoon. The new museum is located in the shopping center at the Westside Road overpass across from the WFN Government Building on Highway 97.

Visit the WFN website for more WFN news and maps of IR 9 & 10.