



FLETCHER CREEK IMPROVEMENT DISTRICT

RR2, Site 3, Comp 38
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Board Meeting MINUTES

November 19, 2019 7:00 PM

Wanke Residence, 4926 Fletcher Creek Frontage Rd

1	Call to Order at 7:04. S. Scott, R Cunliffe, J Kern, M Wanke present.
2	Approval of Agenda. MOTION to approve: M. Wanke/R Cunliffe. Carried
3	Approval of Minutes of October 22, 2019. MOTION to accept minutes: R Cunliffe/S Scott. Carried.
4	Financial Reports for September and October 2019. Noteworthy is a GST rebate owing in the amount of \$1370, and over \$70,000 in the chequing account. Reports accepted. MOTION to purchase a \$40,000 redeemable term deposit from the chequing account, for the Capital Reserve Fund: S Scott/J Kern. Carried.
5	Business Arising <ul style="list-style-type: none">a) Admin update. As directed at the last meeting, banking and signing authorities have been established for S Scott and M Wanke. The website and 2 email accounts are now active and current with new passwords established. P Gibbings has volunteered and is thanked for updating the website until a Secretary Treasurer is hired. The Secretary Treasurer position has not yet been filled through personal contact. M Wanke will now prepare and submit an advertisement for the position.b) Fall system flush. The flush was completed as scheduled on Nov. 16, 2019. Several residents communicated concerns with lingering chlorine odour. Very little slush was observed in the tanks; they were fairly clean. Three recommendations are offered for future flushes: (i) there is a need to determine the optimal level of chlorine given the amount of water volume the system contains. Suggest K Mathers be asked to look into this. (ii) Subsequent flushes should be longer, most notably at the end of Twin Bays Road. (iii) The fall flush should be scheduled before the end of September, 2019 before the water volume diminishes. This will facilitate cleaning and subsequent re-filling of the two storage tanks.c) Leaking Standpipe. As noted at the last meeting, the southernmost standpipe along highway 31 is leaking. The flush did not resolve the issue. S Scott will work with C Tucker to fix this issue, or problem-solve a solution for the winter if it cannot readily be fixed.d) Warkentin decision. S Scott met with G Warkentin and determined there is no plan to disconnect from the water system at present. This issue is noted to be resolved until C. Warkentin communicates a desire to disconnect.e) Emergency Response Plan. At a meeting with R. Ansel from IHA, we were advised that our Emergency Response Plan had been rejected. As we are unable to find this rejection letter, we have asked R Ansel to resend it.f) Procedures Manual. M. Wanke will follow up with S Julien about this manual.g) Baker Connection. S Scott and M Wanke met with R Ansel, IHA Environmental Health Officer, on October 30 to discuss the first concern in the previous rejection of the FCID's construction permit application, that of lack of progress by the FCID in resolving its long-standing Boil

	<p>Water Notice. R Ansel was unaware of the 9dot report, so Board members provided highlights from the report and from the subsequent information meeting and survey of the FCID membership, stressing that cost was a major barrier to moving forward. R Ansel stated that she appreciates the affordability concern and is supportive of a staged approach focused first on water testing/monitoring and on filtration. She mentioned that the conditions on our permit to operate is contingent on demonstrable progress towards achieving potable water. When asked about the second concern in the construction permit application rejection - insufficient information regarding construction, she suggested that approval by the IHA engineer would be facilitated by having the application completed by someone who is familiar with the permit application process.</p> <p>MOTION by M Wanke/R Cunliffe for the FCID to identify a water specialist or engineer with experience in preparing construction permit applications and contract same for preparing such an application for the Baker and Baumgardner properties. Motion carried. M Wanke will approach three individuals/firms for quotes and availability.</p> <p>S Scott reported on the possibility of accessing the water line running next to the Kelly property. If the contractor proves this to be feasible, it should represent a lower cost alternative to tunneling under Twin Bays Road. S Scott will approach the Kellys to determine their willingness for an easement across their property to access the two unserved properties. An easement across the Baumgardner property will also be needed.</p> <p>Once a specialist has been contracted to complete the application, the Board will communicate its intent to resubmit the application to the IHA engineer and will provide information on the Board's proposed plan for addressing the Boil Water Notice issue.</p>
6	<p>New Business</p> <p>a) Boil Water Notice. Board members discussed a possible plan for a staged approach that would satisfy IHA's needs to see progress and the community's cost concerns. Based on the recommendation of IHA's Environmental Health Officer, the first stage of such a plan would focus on (a) strengthening FCID's water monitoring and reporting processes, (b) infrastructure development to support a water treatment system, and (c) implementing centralized prefiltration and filtration systems such as described in the 9dot report. Disinfection would be introduced in later stages as the FCID replenishes the capital reserve. ACTIONS: M Wanke to submit a draft written plan for such a staged approach to R Ansel for confirmation that such an approach is acceptable. M Wanke to prepare a draft plan for strengthening our water monitoring and reporting system, for discussion at the next meeting.</p>
7	Next Meeting. December 17, 2019 at 7:00 pm at 4926 Fletcher Creek Frontage Rd
8	Adjournment at 9:11 pm.


 Steve Scott, Board Chair