



FLETCHER CREEK IMPROVEMENT DISTRICT

RR2, Site 3, Comp 38
Kaslo, BC V0G 1M0

Website: www.fletchercreekwater.com
Email: fletchercreekwater@gmail.com

November 2023 Fletcher Creek Improvement District Newsletter

- A) Shock and Rinse: The second and final mainline disinfection for the 2023 calendar year was completed October 28, 2023 without incident, as planned. The Trustees will consider reducing the scope of the second shock and rinse that occurs annually.
- B) 2024 Budget: The budget and tax assessment process starts with identifying the activities to be funded, then the cost of the activity is estimated and lastly the tax burden to each member is determined.

The results are:

Routine operation and administration	\$16,540 total for about \$278 per connection
Special Projects	\$9,950 total, or about \$167 per connection
Capital Reserve Fund	\$14,138 total, or about \$ 237 per connection
Interest Revenue	\$3,000 reducing tax burden borne by members

Estimated single family dwelling tax for 2024 \$632 (\$67 (12%) increase)

Special project funding will be different every year, reflecting the projects to be undertaken in the upcoming year. The 2024 tax assessment for a single family dwelling, not including special projects, is \$515, or a reduction of 9%. **If the members can return to actually executing the projects with volunteer labour.....the 2025 taxes could be lower than in 2023!**

The budgeted activities are:

- i) Routine operation and administration: The cost estimate comes out of the previous year actual spend, and adjustments reflecting our knowledge of the upcoming year's activity. Annual administration cost is currently budgeted for \$11,440, while routine maintenance is \$5,100, or \$278 per pseudo¹ connection.
- ii) Capital Reserve Fund: The assets of the FCID have a limited life. We estimate the remaining life, the replacement cost, and divide the total among the number of pseudo¹ connections and remaining life to determine the burden to be borne by each connection.

Capital Replacement Fund

Replacement cost\$	500,000
FCID current capital fund\$	270,000
Capital to be made up \$	230,000
Remaining life yr	50
Depreciation rate %	2
Annual depreciation \$	4,600
Inflation rate % per year	2

Inflation cost \$/yr	10,000
Total funds required each yr \$	14,600
Number of pseudo ¹ connections	59.5
Tax \$ per pseudo ¹ connection per year	237

iii) Special projects have been identified in previous years but went undone due to a lack of volunteer labour. This year the budget provides \$9950 for the completion of special projects using contract labour. One of the special projects may be completed in 2023 and would therefore be taken out of the special projects budget for 2024. We will know and have time to make the adjustment before the AGM.

<u>Project Name</u>	Total Cost Per Connection \$	project total \$
Curb Stop Markers	16	950
Replace Curbstop	28	1700
Shock and Rinse (2 per year)	69	4100
Intake Building Trough Insulation	10	600
Replace Campground Standpipe Valve	41	2400

The foregoing are the ideas of me alone. I have tried to capture the objectives of the members. The budget is not finalized and will be finally reviewed by the Trustees at their December 12, 2023 meeting. The proposed budget will be included in the Annual General Meeting information package. The deadline for motions from the floor comes before the AGM information package is sent out so I am letting you know now.

C) Bylaw 36:

Bylaw 36, paragraph 7 requires new occupants to apply for a connection. This requirement is centred around another requirement that all users read, understand, and sign the Release of Claims Undertaking and Agreement to Indemnify Form. It has come to our attention that in spite of all new owners being provided the necessary documentation in the FCID welcome package, many of the new property owners have failed to return the signed form. Enforcement will be a focus in the early new year.

If any of the foregoing causes concern plan to attend the Annual General Meeting and let the Trustees know your thoughts.

Notes:

- 1) The total current year tax revenue is divided by the individual annual tax for a single family residence. The quotient is the "pseudo" number of connections which is 59.5 for 2024.



FLETCHER CREEK IMPROVEMENT DISTRICT

RR2, Site 3, Comp 38
Kaslo, BC V0G 1M0

Website: www.fletchercreekwater.com
Email: fletchercreekwater@gmail.com

Boil Water Notice

(since 2003)

**Fletcher Creek Improvement District
Community Water Distribution System**

Please be diligent with your water as it is collected from a surface water source and is known to contain pathogens.

It is critical that all water to be consumed is brought to a full rolling boil for at least one minute, then cooled and kept in food grade containers.

**Use boiled water for:
drinking, brushing teeth, making baby formula
and cleaning food.**

**This is especially important for the elderly,
young children, and immune-compromised
individuals.**

**Ensure all guests and renters are aware of this
notice.**