

SION IMPROVEMENT DISTRICT

Annual General Meeting
Thursday, April 24th 2025

Held at the Community Cultural Centre, 6140 Community Centre Road, Grand Forks, BC.

1. Call To Order

James Swank called the meeting to order at 6:00 pm. In attendance were 10 Landowners, 6 guests and the Board of Directors (Dennis Holbrook, Alex Padmoroff, James Swank, Brent Heric, Roy Stevenson) Administrator Daniel Koochin C Assistant Water Operator Navinder Saini. Full list attached.

2. Chairman's Opening Remarks

Chairman Dennis Holbrook welcomed everyone to the 59th AGM for the Sion Improvement District. Mr. Swank began with introduction of the Board of directors in attendance.

3. Adoption of the Agenda

Mr. Swank requested a motion to accept the adoption of the agenda for the meeting. Motioned by Alan Peterson, second by Bill Danshin, all in favor.

4. Approval of minutes of previous annual general meeting held Thursday April 25, 2024

Mr. Swank asked for a motion to accept the minutes from last year's AGM. Motioned by Daniel Kuchin, second by Alan Peterson, all in favor.

5. Business arising from Minutes

No issues addressed from the minutes.

6. Chairman's Report

Mr. Holbrook presented the Chairman's report, the sion district held 14 meetings in 2024 with new bylaws introduced, #158 taxes C #159 Tolls. New business acquired was an upgrade to one of the booster stations. Any question please defer to the Administrator, Mr. Koochin summed it up saying he will cover what was done in his report.

Happy to report the request for the gravel pit has been denied, "everyone applauds"

Alan Peterson spoke to thank the Board of Directors and Dan on the work done to rally to stop the approval of the gravel pit within the Sion Water District. He spoke to say that the work done to oppose the application by the Board and Dan was instrumental in the

decision to deny the request. Landowners and Board of Trustees all worked hard to stop the request. Mr. Swank also thanked Dan, Dan thanked everyone for their help and Edith commented that everyone's voice was heard and good news. Well Done!!!

#7. Board of Trustees

Nothing to report here.

#8. Administrator's and Operator's Report

Please see attached report. Mr. Koochin read his report and asked the floor if they had any questions. Mr. Koochin introduced Navinder Saini as the Assistant Water Operator and that the position is needed. Mr. Koochin thanked Kristina Anderson and Linda-kay Wiese for their input and funding for signage.

Mr. Koochin asked the group to review the document circulated to explain the situation regarding funding. See document attached.

Mr. Swank mentioned that they are happy to have Navinder and that he is working towards his water certification and apprenticing under Dan to ensure a future water certification person.

#G Discussion and Approval of Reports

1st question asked Regarding Backflow prevention, who is checking or doing the inspections? Mr. Koochin responded that "he will be doing them himself" Alan then asked if this entails inspection in the home. Dan responded that the irrigation system will be done first to assess mitigation and risk, and that Dan has the right to complete this task. Once completed they will phase in doing the home connections inspection and Navinder will be taking that course also next season and assisting with this.

2nd question asked by Edith MacAllister, will we get notice of when the inspections will take place especially the home portion. Mr. Koochin responded "Yes and probably will happen next season".

3rd question asked by Bill Danshin wondering if he can ask questions regarding operations

#1 under other income the amount is 32000.00 for interest and penalties, the answer was directed to Sarah Kientz of KH Burch Kientz Inc. Clarification is 8600 for late payments collected and 23480 for interest earned on term deposits. Sarah helped Bill understand that its revenue not an expense.

#2 Budget of 104000.00 for 2024 what is this for? Dan and James explained that the ongoing repairs and replacement of parts/equipment. Tools, vehicle and regular

Maintenance all included in this budget, and most will be spent in 2025. James mentioned they have ongoing upgrades the power system. Dennis mentioned the system and best practice have changed but in place for 65 years and it's safe to assume there are leaks to address.

4th question asked by Alan Peterson, looking at 2024 budget on pg. 3 the budget of 104000.00 with only a portion spent (12000.00), does that mean you made commitments for the balance to be spent this year. Dan responded it will carry forward with more spending from this budget to happen in 2025. Dan responded with yes, spending of the budget funds is ongoing and Sarah followed up saying that the funds not used for upgrades to date have been capitalized. Part of this has been added to tangible assets.

5th question from George Novotny wondering if the budget for this year is posted at the AGM. Dan responded No.

10. Discussion of Reports and Approval

See item #9, no other issues so moved on next point.

11. Appointment of Auditors

Mr. Swank asked for a motion for appointment of auditors as KH Burch Kients Inc.

Motioned by Mr. Koochin second by Mr. king

12. Trustee Honorarium

Mr. Swank reviewed what the trustees are currently receiving (160.00) to attend meetings and asked for a recommendation from the floor for an increase of 1%. Edith asked when the last increase was given. James responded with 2 or 3 years ago and it was approved.

Motion was made by James to increase payment 1% of the current 160 paid to trustee's, seconded and all in favor.

13. Report on Nomination Committee and Election of Trustees

Mr. Swank called for nominations for the Board of Trustees. 2 positions up for renewal, Alex Padmoroff and Brent Heric. Both agree to stand for reelection. The call was made 3 times requesting a call for nominations for any new trustees. No calls stated. Current Directors stand and elected by acclamation. Congratulations to all Trustees

14. New Business

Mr. Koochin spoke on reservoir inspections, they haven't been done since the reservoirs were built and its time. Only visuals done to date, we need to either raise money or look for

capital expenditures to get this done. James Swank asked if its up to the Sion District to have "due diligence" in regard to these repairs. Daniel replied yes and they are the largest assets after the pumps and if one fails the district will be facing water shortages.

Almost 70 years old cement and these need to be x-rayed. A quote is expected to be 20000 to 30000.00. Landowner spoke up to say they live below one of the reservoirs and they can remember teams coming in to clean the system, but is this

different, and will the reservoir need to be emptied? Dan responded he was unsure on that and would have to do more research and they will be cleaned tomorrow with drone technology. Approved by interior health.

Edith MacAllister asked if the minutes of the meetings will be available online after the meeting. Dan responded Yes, all documents will be uploaded and available online for review.

Dan mentioned that the names will be blacked out of posted minutes for privacy.

Another question was asked if there is any plans to upgrade accommodations? Adding a building etc. Mr. Swank said planning is in the process along with zoning restrictions and that would have to be approved and run through the board and reviewed regarding budgets. Plans are being reviewed but many restrictions vs.. Budget all in question regarding having a permanent building.

Dan mentioned to be prepared for pricing to increase, and the budget has been adjusted by 25% to accommodate Tariffs. Edith asked if looking for Canadian options. Nothing found to date.

Dan introduced Kristine Anderson from RDKB Watershed Planner, and she spoke on the drought situation in the area and highlighted to go to the EDKB website for current conditions in our area.

Kristine has been consulted regarding the signage showing drought situation in the area and how to use water better. Informed the group about the watershed forum later in the week.

She explained to the group how to read the signage and use it to understand what is happening in the area.

Bill Danshin raised his hand with 2 questions.

#1 We all know the Sion district infrastructure is aging, could be issues with leaks and wanted to suggest or post the water analysis report online for landowners to review. Dan Koochin replied "Yes" they are usually posted on the website, samples taken every week

and sent for testing to a lab in Passmore. Currently testing for E coli and Coliform bacteria. Every 2 months we test for Selenium on the north side. To give you an idea the Selenium levels have been up and down but are still below the BC approved level. Total analysis is done once a year. Mr. Swank asked if it includes heavy metals and insecticides? Daniel response is Yes everything once a year.

#2 Changing times for water and environment I would like to propose or consider water metering on the irrigation side of the infrastructure. Data on water usage could help to look at a platform for metering after a specific amount for larger usage. Not currently fair for everyone and conservation is not really considered by most users when not metering. Water is more important than most tangible items. At minimum start collecting the data to be better informed.

Denis Holbrook responded that at this time metering is not feasible but there may be some opportunity to apply for grants to complete this sort of project. Other areas in BC are metering irrigation sectors. Need to look at granting. Daniel mentioned reports must be submitted to the government on usage, time is spent to determine this manually and he is getting a lot of comments from landowners regarding the unfairness of the current system.

Dan mentioned the metered irrigation areas around lake country are subsidized by the government. We are locked out of that funding and Edith asked why and Dan referred to the paper circulated earlier regarding why the district doesn't qualify for funding.

Discussion was done regarding the funds needed to replace pumps and failing infrastructure must remain in place for emergency. Metering is an expense that has not been planned for yet. Discussions were had regarding the improvement districts and what happens when they dissolve into the regional district. James offered a pdf of the document attached to the minutes regarding why the district cannot gain funding. Dan touched on why the Sion District needs to remain.

Metering is changing and technologies can be applied to make things easier and more cost effective. Residential is changing to less water consumption landscaping. Everyone agrees that water needs to be managed and is important. Dan supports Bill's motion to move forward on metering.

15. The Meeting Adjournment at 6:48