

French Creek Residents Association
Minutes of Executive Board Meeting

Thursday, February 6, 2025, at Oceanside Place Meeting Room
The meeting was called to order at 7:09 pm by Past Pres Williams

Board members present as noted (quorum 4 or more):

Rob Williams - Past President	Judy McHale - Director
Mike Cook - Vice President	Mike Butler - Director
Barb Riordan - Treasurer	Brian Coath - Director - Absent
Kate Smyth – Director - Absent	Lyle Hollingworth - Director - Absent

Agenda:

Adoption of the agenda.
M/S Treas Riordan, Dir McHale - carried

Minutes:

Adoption of January 9, 2024 Board Meeting Minutes.
M/S Dir McHale, Treas Riordan - carried

Treasurer’s Report:

Treas Riordan reported a balance of \$3059.81 - 33 payments for memberships received,
M/S Treas Riordan, VP Cook - carried

Old Business:

1. Minutes

Minutes for this meeting will be taken by VP Cook. Minutes for March 6th will be taken by Dir McHale.

2. Columbia Drive Intersection

Discussion on installation of a light on information that originally came from the former MLA’s office (Walker) – no update from MOTT. A meeting is being scheduled with the new MLA Higginson.

3. Governance Study

Update, Ministry announced a Community Issues Assessment for Area G, same firm that did the Area F study, Neilson Strategies Inc will start in April / May.

New Business:

1. Pollution Control Centre Expansion and Upgrade

Lengthy discussion – all received letter from the RDN Chair. They advise that Development Cost Charges are a forecast and are not on hand at present. Likewise, we will continue to contribute to Capital Reserve Funds which is another way of charging taxpayers without directly attributing the taxation to the project cost.

The annual parcel tax cost to French Creek properties for this project alone will be \$400 per year in 2028. This does not include annual operating and maintenance costs for the pollution centre nor for the local system infrastructure which are pipes and pumps delivering effluent to the pollution centre. Each are administered separately but combined for taxation purposes resulting in French Creek Sewer Parcel Tax which appears on our tax bills.

The Financial Plan for 2028 for the Pollution Centre (Wastewater Northern Community) will increase by 80% from 2024 to 2028 not including the additional \$174 advised for the project increase of \$33.7 million. Local sewer (Sewer - French Creek) will also increase by 80% over the same timeframe. On that basis we

can expect that French Creek Sewer Parcel Tax will be approximately \$1,772 in 2028 which is an increase of 265% over the 2024 charge of \$668.64.

Combining all these tax increases, an estimate on some tax bills will exceed \$5,000 in 2028 = 168%+ in 5 years. Not a single person in the RDN has any idea of what the total cost will be for taxpayers in 2028/29. The municipalities of Parksville and Qualicum Beach will only be nominally less because they pay Pollution Centre and Hospital costs the same as we do. This will be a substantial blow to many property owner's finances and for many they will incur debt by deferring taxes via the province or deciding to move elsewhere.

2. 2025 AGM

Tentatively will be May 7, 2025 7:00pm at St Columba – Dir Williams to follow-up and confirm. Possible presentation on being prepared and emergencies such as earthquakes and floods.

3. Highlights of the Feb 3 POSAC Meeting

Meeting postponed due to snow to February 20, 2025 at 06:30 pm.

4. Update on the French Creek Community Park

The park is located at Lee Road next to highway 19A. Discussion and update on the latest new development of three lots. They are currently at phase two of five with installation of a stairway towards the creek pending approval of the RDN Staff and finding out there is a covenant on the trees so they cannot be removed.

5. Next meeting date

Our next meeting date is Thursday March 6th.

Pending to a Future Date

Governance Study Area F or G
Columbia Drive Intersection

Closed Session

None

Announcements/Notices

- BC Conservative Party - Annual General Meeting in Nanaimo – February 28, 2025 to March 2, 2025.

All Business being completed the Meeting was adjourned at 8:26 pm

Meeting Schedule for 2025 -

Apr 2	May 1	June 5
July 3	Aug – No Meeting	Sep 4

Minutes prepared by VP Cook and vetted by Dir Williams.