

In Attendance:

- LECA board members: Betty Gaudet, Andy Coulombe, Jim Dubois, Linda Smith, Lesley Kazakoff, Bruce Wilson, Jon Van Houten, Wilf Mulder
- Environmental Health Officer for Interior Health Association (IHA) Pouria Mojtuhed
- Corix Reps: Bob Shields as Guest Speaker
Darrin Stephanson, Manager
- Event Organizer on Behalf of Lakeview Estates Community Association (LECA): Ed Kazakoff
- Guests: Invited Representatives from Stratae and Freehold property owners in Canadian Lakeview Estates (CLE): Craig Garrett—Kestrel Estates, Bill Crum—Phoenix Estates, Reiner Stass—Peregrine Point Estates, Roy Stephens--Freehold, Bren Kateko—North Side Beach Strata

Issues of Concern

- a. Requirements for Safe Drinking Water
Corix does not determine the health guidelines. The lake water quality has long existed with the same quality as it has today. Our limited plant copes with a current intake pipe positioned in 7 metre depths, which is too shallow and results in poor water quality. Plans to move the intake to a 30 metre depth in February should reduce turbidity.
- b. Financing is not adequate; the RTF (Reserve Trust Fund) is not enough to do the 30m installation. Our contribution is not sufficient. The costs of extending the pipe out to 600 feet at a depth of 100 feet would be approx. \$250,000 but would significantly improve water quality. The Controller gave the okay for

- starting in February but needs to be onside with the financing aspects.
- c. Porea (IH rep) discussed provincial guidelines; Canadian Lakeview Estates is deemed a “large water system” (at least 500 users) and should have two modes of treatment. Today’s guidelines date back to 2012. Installing a filtration exclusion system would cost \$6-\$7 million –not a final solution but would buy time to address the cost over a longer period of time. Chlorine and UV rays are used to kill parasites in the water—no concerns with chlorine and its byproducts (odour). UV treatment as a stand-alone is not worth spending money on, given the current water quality. The overarching plan is to get the new pipes installed. As the turbidity increases, the efficiency of chlorination decreases.
 - d. Intake Plans: as they go forward, our water quality will improve although there will be temporarily increased turbidity. Corix says that Canadian Lakeview Estates will be notified ahead of time for beginning of the work.
 - e. Weekly Testing: the permit rules that testing is done weekly to check for turbidity and chlorine demand.
 - f. Improved Communication at LECA’s request: Test results are not yet available on Corix or Interior Health web sites but soon will be on a regular basis. Our request for this was emphasized clearly to both reps. Corix reps agreed to attend LECA AGMs. They are developing an APP to facilitate faster communication of sudden events and company announcements. Their annual report is made public in June.
 - g. Hydrants: all have been tested with two hydrants requiring repair and or removal.

- h. Plans for Future Developments: there is no agreement yet with Kestrel 69. Burden of the cost of installation of services is borne by the developer—not upon existing residents. Informal, inconclusive comment by Corix is that our system is at or near maximum capacity. Over our concerns with the new developments at Kestrel 69 and the Phoenix construction, the reps would only say that conversations there are ongoing.
- i. Flat Water rates: Corix reps are very much in favour of a metering system; the user pays the cost of installation of the metre (approx. \$700). The cost is a combination of a base rate and the household consumption rate. Metering must be approved by the Controller and financed.
- j. Merger Upcoming: in April/May Corix will merge with an American company Nexus; there will be no big changes since house systems are regulated and cannot change. Corix will continue to focus only on the utilities they own.
- k. Waste Water and Sewer Rates: New properties must state the capacity they will need. Diurnal flows cause peaks and surges and Corix is installing procedures to address the establishment of regular flow. Pumping is done every three weeks. Odour is from water being exposed to some inhibiting bacteria to reduce offensive odours. Replacing or removing our station to a different location would cost approx. \$6 million.
- l. Water Rate Increase: in April there will be a 3% rate increase. Sewer rates will be deferred. The formula for sewage usage is tied equally with water usage.

Conclusion

Corix Reps agreed to attend LECA's AGMs if and when invited.

Corix updates and copies of this report will be provided, with all other material for the LECA AGM scheduled for May 14/24 @ 6:30-9:30pm at the Schubert Centre Auditorium.

Adjournment: the meeting was adjourned at 8:45 pm