

**BOURKE CREEK IMPROVEMENT DISTRICT 2026**  
**ANNUAL GENERAL MEETING**  
Wednesday, May 20th at 7:00 pm  
Hosted by Carmen Davis @ 4116 Heroux Road

**MINUTES OF THE MEETING**

**Adam Mandseth, BCID Chairperson, brought the meeting to order at 7:05 pm.**

- **15 subscribers in attendance**
  - **11 households were represented**
1. Approval of Agenda as read by Adam Mandseth.
    - Motion to adopt agenda, moved by: Charlotte Heddon
    - Seconded by: Rick Haukkas
  2. Reading of 2025 AGM Minutes - Summarized by Carmen Davis
    - Approval of minutes as read
    - Moved by: Wilf Dopp
    - Seconded by: Nick Bowlin
  3. Chairperson's Report - Adam Mandseth
    - Adam thanked everyone for attending. He thanked Carmen for hosting tonight's meeting. He also thanked the board of trustees for their help and support. He also gave a shout out to Ron Laybourne and Leah and Zane Heddon for helping set up for the meeting.
    - Adam reported that 35 million gallons of water has gone through our treatment plant.
    - Samples are sent in regularly and dropped off at Nelson Health Campus. These are sent away and results are provided via email.
    - Adam shared that we have a new health officer, Martin Bohdal. His official title is Environmental Health Officer. He is based out of Nelson. He visited our treatment plant in February and was hosted by Rick Haukkas. He was funded by the Government to visit water user groups in our area, and perform tests and evaluations. His findings were discussed and they have been uploaded to our website. An additional note from Bohdal noted that there are no parameters exceeding the maximum acceptable concentration. The Langelier Index indicates the water is slightly corrosive. This means the water has a tendency to **slowly dissolve minerals and metals** rather than leave behind scale deposits, which you might want to note as it could result in early failure of metal fittings.
    - Adam explained why we had a Water Advisory in place for most of the winter, even though test results were good. Our turbidity levels are often high and knowing that the spring run off would cause high turbidity, decided to leave the Water Advisory in place.
    - Adam reported that our expenses were lower than previous years. Our pumps failed about a month apart last year and had to be replaced. Pumps are actually less expensive than the filters.

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4. Water Treatment Plant Update, Maintenance and Information
  - Rick Haukaas and Adam Mandseth share the role of maintaining our water system and ensuring that everything is working correctly. They take turns everyday of the year, going up to the treatment plant. Sometimes it is a short visit and other times it takes hours of work.
  - **A Motion to Increase Maintenance Personnel Honorarium**  
Moved by Nancy Diamond, seconded by Charlotte Heddon, that an increase be provided to BCID maintenance personnel in recognition of the daily commitment required to ensure the treatment plant operates to its full potential. The honorarium shall increase from \$5,000 to \$7,000 and, at this time, will be shared between the two maintenance operators.  
**Carried.**
  - Our maintenance personnel continue to work with and reach out to Jesse Reel with Reel Water & Wastewater Solutions in Bonnington BC when work needs to be done or parts need to be repaired or ordered.
  - A small work party was organized in March. The dam and storage tank were both cleaned and flushed. Also brush around the plant was trimmed.
  - Rick mentioned that he would be flushing out the hydrants.
5. Financial Report - Tyler Rice
  - A very comprehensive Compilation Engagement Report was distributed and explained by Tyler, including a balance sheet, income statement, retained earnings and notes pertaining to financial information.
  - **A Motion to Appointment of Rice & Company for Compilation Report**  
*Moved by Rick Haukkas, seconded by Wilf Dopp, that BCID appoint Rice & Company to continue providing the Improvement District with a Compilation Report, with the members voting to waive any requirement for audited financial statements"*  
**Carried.**
  - Tolls and Taxes for 2027
    - i. *There continues to be a general consensus among members present at the meeting that an increase to tolls and taxes should be considered in response to ongoing inflationary pressures.*
    - ii. **A Motion to Increase BCID Tolls and Taxes 2027**  
*Moved by Charlotte Heddon, seconded by Ollie Williams, that BCID increase tolls and taxes by 10% for the 2027 fiscal year, with tolls increasing from \$500 to \$550 and taxes increasing from \$250 to \$275.*  
**Carried.**
    - iii. **A Motion for Trustees to do an Annual Review of Tolls and Taxes Based on CPI**  
*Moved by Tyler Rice, seconded by Nancy Diamond, that in order to keep pace with yearly inflation, the Board of Trustees present a motion at the next General Meeting in 2027 to review tolls and taxes annually,*

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*based on the Consumer Price Index (CPI), with amounts rounded to the nearest dollar.*

**Carried.**

6. Old Business

- Treatment Plant Insurance - Renewed with Acera Insurance
  - i. Commercial Property Insurance
  - ii. General Liability
- Our Insurer now requires a formal appraisal to ensure the stated limit is accurate—hence the recent push for appraisals. This change came into effect across the board last year, and although we advocated strongly against the added burden for clients, insurers have held firm due to the number of underinsured losses seen in recent years, especially with construction costs rising significantly post-COVID.
- Adam has been actively looking into this matter and will report his findings.
- Emergency Response Plan - recently updated with new contact information and additional procedures when dealing with high turbidity levels. This is posted on our website.
- June 1st will mark Stage One of our Watering Schedule for our user group. It will be posted on our website. Stage 1 water restrictions generally limit residential lawn watering to 1-2 specific days per week, while allowing manual watering of gardens and shrubs on any day. These seasonal measures conserve treated drinking water during peak summer demand.

7. Election of Trustees

- There are no elections at this time. However, there will be vacant positions in 2027. Please consider volunteering and supporting our Water User Group.
- Secretary/Treasurer Position: Carmen will continue in this position

At 8:20 pm, Adam Mandseth moved that the meeting be adjourned and seconded by Rick Haukkas.