

San Pareil Owners and Residents Association
ANNUAL GENERAL MEETING MINUTES
Thursday, June 18, 2025
Parksville Legion, Branch #49,
146 Hirst Ave. West, Parksville

Barbara Lowden called the meeting to order at 7:00 p.m.

42 members were in attendance therefore a quorum was present.

SPORA Board Members in attendance: Barbara Lowden, Peter Staton, Amarjit Mann and Janet Webb.

Regrets: Teresa Fankhauser.

Barbara Lowden opened the meeting.

The current Board Members were introduced and acknowledged for their hard work and dedication. Special thanks to Peter Staton and Amarjit Mann for their years of service on SPORA.

Prior to Lehann starting her presentation, she too took time to acknowledge the time that both Peter and Amarjit have given to the community via work on the SPORA Board. As Lehann indicated, it is the people who give, who 'make' the community.

Presentation from Lehann Wallace, Area G Director, giving an update on various items important to all of us.

Item #1 RDN Area G Director – Lehann Wallace

a) RDN Property Taxes

- Page 2 of the handout graphically explained: 1) how the RDN is governed; 2) how decisions are made; 3) different communities, different priorities; 4) Questions residents are asking; and 5) looking forward.
- The Regional District of Nanaimo (RDN) is a federation of electoral areas. Area G is a political boundary, having its own entity. Area G is one of the largest next to Nanaimo in the governance model.
- The objective of the RDN is cost savings by amalgamation.
- Lehann indicated that a request has been submitted to reduce the total number of directors from 19 to 18, however Nanaimo proper still wields the majority of seats (as per population % versus seats of representation). Unfortunately, Area G has 1 seat = Lehann which means she is usually out voted on initiatives. The total Electoral Area Directors = 7, District of Lantzville 1, Town of Qualicum Beach 1, City of Parksville 1 and Nanaimo 8 Total Current RDN Area Director 19.
- Lehann spent a considerable amount of time to ensure attendees understood the framework so that when we started looking at (page 3) Electoral Area G Services breakdown, people would understand that the package of services are unique to Area G. Lehann did a line by line walk through.
- Lehann indicated that the RDN manages a very complex financial services plan.
- The tax base is individual by address because each household may use different services and a different property assessment value.
- From the list #1 to #27 are all shared services that are governed by the RDN board.

Questions and conversations:

- **Q1: My property taxes have risen 15% in the past two years. What is the RDN doing to mitigate this?**
Lehann replied that the RDN submits their budget to the Province and it is the Province who issues the property tax notices. She also indicated the single largest tax item is the Nanaimo Regional Health Board (hospital). As an example, Lehann indicated that the French Creek Treatment System upgrades were initially budget at \$47M but now at \$103.7M. Lehann also indicated that the Province charges 5.25% to collect our taxes.

- **Q2: Is there a plan to review the Governance Model to address the inequity on the RDN Board versus the remaining Directors?**

Lehann indicated that yes, a review is in progress and to check the Ministry of Municipal Affairs website to see the steps involved in the Governance Review. References that Area F is working on having independence.

b) Maple Lane Park Upgrade

- Lehann acknowledged how long it took to have improvements made to Maple Lane Park when the initial grant was back in 2021 – which was actually on time, due to the five-year financial plan cycle. Lehann is working to obtain additional grant funding for additional park improvements.

c) Plummer Road Intersection

- Lehann emphasized that the RDN has no jurisdiction on roads in rural areas – this includes the intersection of Plummer Road to Hwy 19A. All rural road management is done by the Ministry of Transportation and Transit (MOTT). Lehann considered if this is something that the 5.25% tax collection is used for. Not a transparent process used. Lehann has established partnerships with three (3) local MLAs to have our voices heard.
- Also, part of this discussion is the roadway changes to the first bend at the Englishman River. As reported by Barbara Lowden on the San Pareil Facebook page, discussions are occurring about land acquisition so that the corner can be changed to provide more visibility to oncoming traffic. Refer to the SPORA website <https://SSPORA.CA> to see the plans. More specifically >> [Plummer Road & island Highway E RDN Area G & Parksville](#) <<.
- The road between Greig Road and the Orange Bridge is deemed rural = MOTT management.

Questions and conversations:

- **Q1: Why not connect Plummer Road via the gas station frontage to Resort Way?**
Lehann indicated that this is a good question to ask our MLA – for more funding / better design.
- **Q2: Who paid for the new traffic lights at Columbia Way?**
Lehann indicated this was paid by the Province as this is again a rural section of Hwy 19A. No consultation, no transparency regarding how this was accomplished.
- **Q3: At Hwy 19A and Plummer – when westbound and turning right onto Plummer the driver faces a YIELD sign allowing the driver heading east and turning left will have the right of way exiting Hwy 19A is hazardous!**
Lehann explained that originally Plummer Road was called Mine Road which provided access for logging trucks into the estuary. Lehann advocated for change but frustrated with Provincial policies. The Province delivers the service of roads which is very different than Municipalities plans.
- **Q4: A question regarding the new lights at Shelly Road**
Lehann explained that the light was paid for by the City of Parksville, a municipal road.
- **Q5: Would the Province be liable if a tragic accident occurred at the Hwy 19A/Plummer Rd intersection while the community keeps asking for improvements?**
Lehann recommended checking the ICBC website for their data which may provide leverage.
- **Q6: Do the MLAs ask RDN Directors for input?**
Lehann replied with no, but MLA Stephanie Higginson has a spreadsheet from Lehann that identifies her residents' concerns. MLAs work from a very different mandate, very little problem solving.
- **Q7: Can the 60km speed limit sign be moved further away from the bridge?**
Lehann replied this is a MOTT question to answer about Hwy 19A. MLA Stephanie Higginson may be able to offer assistance. Note: Stephanie was invited to attend the SPORA AGM but was not available. Barbara Lowden and Janet Webb are meeting with MLA Stephanie Higginson on June 25th 2026 to discuss items like this.
- **Q8: A comment/question was raised about subdivision entrance enhancements – e.g. Chartwell, Eaglecrest are lovely. Can we do the same for Hwy 19A / Plummer Road?**
Lehann said no, this is MOTT land and if changes were made MOTT could remove them.
- **Q9: A suggestion of San Pareil residents doing a protest march from Plummer Road to the Orange Bridge**
Lehann commented that we may want to get the press involved. Lehann is not in favour but did highlight the number of improvements that are in progress.

d) Pathway from Parksville to Rathrevor Provincial Park.

- Awaiting further information.

e) Bike Traffic on Plummer Road

- This item was not discussed.

f) Nature Trust Mariner Way

- Natures Trust is in joint management with the RDN for conservation. Limited access will be provided to the public. We have yet to be advised of an opening date.

g) San Malo Park

- This area has been deemed a conservation area. Lehann is expecting more information in a couple of weeks that should address a higher level of maintenance on the land than there is today. **A question, if this land is First Nations?** Lehann indicated treaty lands are discussed and managed at the Provincial level but no, San Malo is not treaty land, it is deemed a conservation area.

h) Water Pipe Replacement

- Lehann informed us of a new RDN water management person from Duncan has been recently hired who has a wealth of knowledge and experience .
- He reported on the San Pareil community water system:
 - There will be scheduled maintenance for 2025-27 to keep our system in top working order.
 - An assessment of the water pipes found all in good shape and no work required until 2040.
 - The San Pareil community water quality is good with low salinity levels (good outflow pressure to abate incoming salt water contamination).

Item #2

Business Portion of the SPORA AGM Meeting:

Barbara Lowden reviewed the following meeting rules:

Only paid members are eligible to vote. One vote per household.

Voting will be by showing of a red card (yes or no).

Barbara Lowden asked for a motion to accept the 2026 SPORA AGM Agenda.

Motion by: Dan Rodin to accept the 2026 SPORA AGM Agenda. Seconded by: Kiersten Lingley-Cote

A vote was taken to accept the 2026 SPORA AGM Agenda. All members were in favour. Motion Passed

A few copies of the 2025 SPORA AGM Minutes were circulated for review.

Barbara Lowden asked for a motion to accept the 2025 SPORA AGM Minutes.

Motion by: Ramona McLean to accept the 2025 SPORA AGM minutes. Seconded by: Dan Rodin

A vote was taken to accept the 2025 AGM minutes. All members were in favour. Motion Passed

A copy of the 2025 AGM minutes can be found on the SPORA Website under AGM 2026 documents.

<https://sspora.ca/>

Treasurer's Report:

Amarjit Mann read out the Treasurer's Report

Barbara Lowden asked for a motion to accept the SPORA Financial Statement from May 1, 2025 to April 30, 2026.

Motion by: Roger Marceniuk to accept the SPORA Financial Statement from May 1, 2025 to April 30, 2026.

Seconded by: Peter Staton. A vote was taken to accept the SPORA Financial Statement from May 1, 2025 to April 30, 2026. All members were in favour. Motion Passed

A copy of the Treasurer's Report can be found on the SPORA Website under AGM 2026 documents. <https://sspora.ca/>

A round of applause to Barbara for her work and funds raised at the three (3) most recent San Pareil garage sale days with tables at the Maple Lane Park entrance. \$653.50 this reporting period + \$394 last year + \$758.30 recently.

Election of Board Members:

The SPORA Board must have no fewer than three or no more than nine directors.

Eligible voters are entitled to vote for the election of directors using the red card.

A desperate call for help! Barbara explained about the monthly meetings and time commitment which is dependent upon what is going on of course.

The standing candidates of the current SPORA Directors for re-election are:

- 1) Barbara Lowden, for Vice President
- 2) Teresa Fankhauser, Secretary
- 3) Janet Webb, Director

No San Pareil residents have submitted their names for nomination as a SPORA Director.

Barbara Lowden called three times for nominations from the floor to become a SPORA Director.

Barbara,

- 1) Are there any nominations from the floor to become a SPORA Director? Answer? NIL**
- 2) Are there any nominations from the floor to become a SPORA Director? Answer? NIL**
- 3) Are there any nominations from the floor to become a SPORA Director? Answer? NIL**

Nominations from the floor: NIL

No written nominations were received.

As there were no further nominations, Barbara Lowden declared the nominations closed, and the members standing for re-election were elected as new Directors of the San Pareil Owners and Residents Association.

Barbara acknowledged that she will be stepping down as the President of the SPORA Board.

SPORA past Board member Betty Price spoke about the hard work put in by the SPORA Board over the years, asking everyone present to please reconsider volunteering.

Update on Emergency Preparedness:

The Emergency Preparedness Committee was in good shape until COVID occurred. It is time to resurrect the committee, review and refresh lists of coordinator names and supplies. A volunteer's sign-up sheet was at the back of the room.

Q1: Does the SPORA Board ever ask / invite people to volunteer – for specific activities? Barbara replied that the sign-up sheet at the back of the room will be used to create a list of volunteers for the Emergency Preparedness Committee. A volunteer sign-up sheet will be placed on the SPORA website, <https://sspora.ca/>

RDN FireSmart, Tree Trimming and Compostable Yard Waste – BIG Bin

A call for volunteers to move yard waste via truck and/or trailer from neighbour's boulevard/driveways to a large bin that will be located in the first beach access on Mariner Way was requested by Barbara. Exact date in July to be determined. The RDN also advised that they may be able to have a 'chipper' come through the neighbourhood, instead of the Big Bin being placed at the beach access on Mariner Way.

FURTHER FOLLOW-UP. THE RDN HAS ORGANIZED A CHIPPER TO COME THROUGH THE NEIGHBOURHOOD TO PICK UP BRANCHES AND LANDSCAPING DEBRIS. ESTIMATED DATE IS SEPTEMBER 12, 2026. MORE INFO WILL BE POSTED.

Additional Business from the Floor

RACK CARDS – Barbara explained what a rack card was and what the purpose of it is. The rack cards are currently being printed. Barbara is requesting a quote from Canada Post to determine the cost of mailing the rack cards to all homes within San Pareil. A suggestion was received – to share these rack cards with local real estate offices.

FURTHER FOLLOW-UP. THE RACKCARDS ARE BEING DELIVERED BY CANADA POST TO ALL RESIDENTS IN SAN PAREIL, APPROXIMATELY JUNE 8TH TO 10TH.

Questions from the Floor.

Q1: A person said the BC Assessment value of the farm/field alongside Plummer Road has increased dramatically this year to \$3M – is something happening that we should know about? Barbara/others... no idea.

Q2: A question was raised about a second exit from San Pareil? Barbara explained that this is an RDN Emergency Preparedness issue – San Pareil residents do not have authority to remove locks on the Rathrevor Park post at the end of Shorewood Drive, to allow traffic to traverse through the park. Barbara indicated that we are to go to the beach until help arrives AND/OR Hunker down at home and be prepared to look after ourselves. Priority will be given to the City of Parksville and emergency vehicles going to the Nanaimo Hospital.

MOTION to adjourn the SPORA 2026 AGM by: Roger Marceniuk and seconded by Leah Robinson. Carried YES.

2026 SPORA AGM Adjourned at: 8:45 p.m.