

Gossip Island Electrification Society

s.22

April 26, 2000

To: the Islands Trust;

From: the Directors of the Society

Re: Subdivision of Plan 908R, Gossip island

s.22

Please be advised:

1. The Society has adequate capacity to accomodate the electrical requirements of any single-family subdivision which may be approved by the Trust (one 100 amp service per residential dwelling).
2. Currently the Society's power lines end at the property line of the s.22 Poles and lines located on the s.22 belong to the owners.
3. Currently there are 5 residential electricity 100 amp services provided to the s.22 as a whole, and 3 auxiliary electricity services (wells and wharf).

The Society respectfully submits that:

- a) The lines and poles currently on the s.22 be re-routed to align with any newly created rights-of-way or gazetted roads to an acceptable standard consistent with the Society's other equipment. This will provide for easier access to each newly created subdivided lot and preclude any future ambiguity over ownership of the lines and poles. Such changes will be at the cost of the developer and the work is to be performed by a Society contractor.
- b) That the current 5 full residential services provided by the Society be specifically allocated individually, one to each of any five of the newly created subdivided lots. (Note that any remaining newly created subdivided lot or lots that has not been allocated a Society share will be required to join the Society in the normal manner before power will be provided to that lot.) It will be at the option of the current owners of the s.22 which services are allocated to which lots, but before the subdivision is approved the Society must be advised in writing of the allocation. Hookup from the newly aligned Society poles and lines on rights of way or gazetted roads to the residence and lines or poles required therefor shall be at the cost of the developer.
- c) That the current 3 auxiliary services in the Society be specifically allocated to one or more of the newly created subdivided lots. It will be at the option of the current owners of the Hartnell property which auxiliary services are allocated to which lots, but that before the subdivision is approved the Society be advised in writing of the allocation.

The attached summary of the Society operations is provided for your information.



Dave Nielsen, Director and Vice-chair



Jeff Salton, Director and Chair

Gossip Island Electrification Society (the Society) buys electrical power wholesale from BC Hydro and brings it to Gossip from Galiano via underwater cable installed in 1981.

The underwater cable, plus most of the power lines, 40 poles, and 16 transformers on Gossip are owned by the Society. GIES is responsible for delivering 100 amp power service to the members' property lines, and charging the owners according to their consumption of electricity. In some instances the distance to the owner's residence from the Society poles requires the owner to install a secondary pole on their property. Those poles and lines that are located on private property owners' lots are their own responsibility to maintain and repair, although typically the Society will subcontract service where necessary and charge the costs back to the owner. The cost of the original meter is charged to the member; subsequent meter servicing is done by the Society.

Currently there are 48 electrical meters in total on Gossip Island, generally one for each 100 amp service, including.

- 35 properties with 1 service each;
- 2 properties with 2 services each s.22 but only one meter for both services combined, for a total of 2 meters;
- 1 property has 5 services s.22 for a total of 5 meters; and
- there are 2 meters for common area specialized services (well and storage room), 3 meters for private specialized services s.22 - 2 pumps and the wharf), and 1 meter on the BC Tel switch box, for a total of 6 meters.

The Society reads the meters, and administers each owner's accounts, rendering invoices to the property owner bi-monthly. It charges the owners for their individual power consumption in an amount that is just sufficient to cover the cost of purchasing power from BC Hydro. Provision is made for administration costs, repairs, maintenance, equipment upgrades and replacement by way of a monthly administration charge.

The Society has 6 elected directors who make the majority of policy and operating decisions as they arise. The Chair of the Society, Jeff Salton s.22 is in charge of administrative and finance matters, and the Vice-chair (Dave Nielsen, s.22) is responsible for operations. Other directors are Gary Bertlin, Cheri Bolger, Anne Junker, and John Peachy. Meter reading and bookkeeping work is done by island residents s.22 for a nominal contract fee.

A major maintenance upgrade was completed in 1996, involving isolating several 'grids' on the island, re-treating all poles, and replacing several poles which had deteriorated. Currently the poles, transformers and lines are in good repair and have a lengthy life expectancy. New property owners wishing to join the Society are charged an amount equivalent to the current value of a capital share, which is presently approximately \$9,800. There is no restriction on new property owners joining the GIES grid, and the present physical capacity is sufficient to accommodate as many new owners as required.

Gossip Island Electrification Society

s.22

May 5, 2000

RECEIVED
MAY 10 2000

To: Leonor Jolly
Ministry of Transportation and Highways
103 - 4475 Viewmont Avenue
Victoria, B.C. V8Z 5K8

MINISTRY OF TRANSPORTATION
AND HIGHWAYS
SOUTH ISLAND DISTRICT

Copy to: Debbie Holmes, Islands Trust, via fax to (250) 539-2803

Re: Subdivision of Plan 908R, Gossip island

s.22

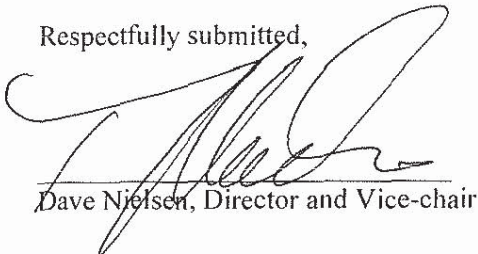
Please be advised that our memo dated April 26, 2000 to the Islands Trust regarding the s.22 subdivision application is hereby rescinded, and by copy of today's memo we ask Ms. Holmes to remove it from the Islands Trust submission to the Ministry of Transportation and Highways.

During the meeting at the s.22 on Gossip Island on May 3rd the Chair of our Society agreed to prepare a plot plan of pole relocations for the proposed subdivision and to forward it to the Ministry of Transportation and Highways. That plan was to incorporate the suggestions made in our April 26th memo to the Islands Trust regarding relocation of poles and transfer of title to them to the Electrification Society.

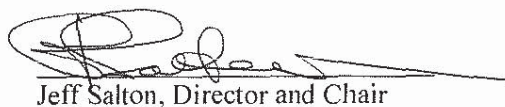
Subsequently we reviewed, mapped, and inspected the current poles and their locations on and adjacent to the s.22 and also spoke at length about the matter with a representative of the subdivision application, s.22 s.22 assured us that there would be easements or other legal provisions attached to the subdivided lots to ensure the right of access of all lot owners to power from the Electrification Society's pole #113. (The current pole/line configuration delivers power to all existing residences on the s.22 and to their pumps and the wharf via a single feed line taken from the Electrification Society's pole #113 near the Southwest corner of the s.22

It is the Electrification Society's position that the current alignment of lines and poles can remain intact and that no changes are necessary, provided that the easements or restrictions that s.22 has undertaken to place on the lots are in place. Maintenance and ownership of those lines and poles will remain the responsibility and property of the subdivided lot owners and each such owner will be responsible for all Electrification Society's charges and levies with respect to power consumption on their respective lots. The easements or restrictions should provide the right of access to the Electrification Society's agents for purposes of meter reading, supply or discontinuance of power, etc. Servicing of the proposed subdivision lot #6 can be effected from Electrification Society's lines on the Northeast side of Gossip Island in the normal manner. (That lot does not currently have any residence or power supplied to it.)

Respectfully submitted,



Dave Nielsen, Director and Vice-chair



Jeff Salton, Director and Chair