

LAKEVIEW ESTATES COMMUNITY ASSOCIATION "LECA"

MINUTES of the Fifteenth Annual General Meeting

Thursday, May 2, 2019 @ 7:30 PM at The Haven, Canadian Lakeview Estates

- 1) REGISTRATION and RECEPTION (Cookies, Coffee, Tea) at 7:00 PM
- 2) CALL TO ORDER - "Unofficially" - Introduction of Directors at 7:30 PM  
**In attendance:** Bill Crum, Patricia Trail, Lorena Klingel, David Simpson, Juve Furtado, Sandi Simpson (acting secretary)  
**Regrets:** Kevin Trail, Maureen Singer, Danielle Lindholm, MSC
- 3) ADOPTION OF RULES OF ORDER (Per BYLAWS PART 4-16(b), (i) & 23) LECA  
Membership is defined as a member of the community, who has paid her/his/their annual fee and a registered owner of real property within the Canadian Lakeview Estates Community or the spouse or domestic partner of the said registered owner.
- 4) MEETING CALLED TO ORDER IF QUORUM CONFIRMED (PER BYLAW 17 - 3) WITH 8 MEMBERS PRESENT: Yes, there was a quorum. Call to order 7:32 pm
- 5) FILE PROOF THAT THE CORRECT NOTICE WAS GIVEN FOR THE ANNUAL GENERAL MEETING (AS PER PART 11 NOTICE TO MEMBERS LECA BYLAWS). Anyone wants to challenge the Notice (3 times).
- 6) APPROVAL OF THE AGENDA OF 15TH ANNUAL GENERAL MEETING  
MSC
- 7) ADOPTION OF MINUTES OF 14th ANNUAL GENERAL MEETING  
MSC
- 8) REPORT OF THE LECA DIRECTORS OUTLINING THE ASSOCIATION'S ACTIVITIES SINCE 14TH AGM FOR THE FISCAL PERIOD TO MAR 31/19

PRESIDENT'S REPORT Bill Crum

In addition to his written report:

- **Corix**, the company that purchased the Adventure Bay water and sewage company, is running behind in their billing. They are willing to meet with the community and answer concerns about possible unregulated increase in sewage fees. Presently, water rate increases have provincial regulations but there are no caps on increases for sewage rates.
- **Fire Smart:** David Simpson is representing LECA on the city initiative to look at emergency services (fire, flooding, etc.) along with Jim Dubois, Dave Johnston, Michael Arding, Travis Szepesi, Al Rozek and Bill Crum. The city wants more local involvement on these plans. Work on the committee has been slow and ponderous but progress is being made. Dave reported that the city/police/fire department looks after how emergency issues are responded to but the individual homeowner will often need to look after themselves in case of emergency. (Example: grab and go bags, etc.) Our area is

one of high fire risk. The Fire Smart program has recommendations to reduce fire risks but it is up to the homeowner to self assess the risks and reduce issues. An evacuation plan would be up to either police or fire dept as needed. There is only one road out or to exit via the lake. Discussion: Should a fire break be made between our subdivision and the Indian Reserve to the north of us?

- The City has two trained **Fire Smart assessors** who will, hopefully, visit our area in June to do a community assessment. Two things people can reduce individual home fire risks by remove tree limbs to 8 feet up and not using wood shavings ground cover. More ideas are available in the Fire Smart brochure. Dave brought copies to distribute.
- **Block Watch** program: This program has never caught on here although there was some interest from the police to get this going a few years ago. Is there interest in pursuing this program?
- A big thank-you to retiring LECA board members:
  - Maureen Singer (secretary)
  - Lorena Klingel (Social Director for 2 years).
  - Juve Furtado (4 years) He has offered to continue to run the website.
  - Ross Foden (2 years)
  - Bill Crum (4 years)

RESOURCE REPORT                      Kevin Trail

In addition to the written report:

- Summer student, Michael Zinz, has been hired to continue to do the general washroom and beach area clean-up.
- May 11 is Beach clean-up day. Meet at 9:00 at the beach.
- Swim slide and floating dock will be put back in the water tomorrow (May 2)
- The slide is becoming more of a liability. It is aging and has some issues of durability. As well, too many young adults use the top of the slide as a jumping off board. Should we remove it? Discussion ensued. Decision: the board will look into other ideas as there is interest in keeping a slide. Maybe a smaller slide? Closer in to shore?

SOCIAL REPORT                              Lorena Klingel

MEMBERSHIP REPORT                      Patricia Trail

MSC

9) FINANCIAL REPORT –                      Danielle Lindholm (reported by David Simpson)  
MSC

10) PROPOSED BUDGET FOR LECA 2019-2020 – Danielle Lindholm  
Discussion: The budget should show a line item about the contingency fund, rather than have leftover money just go into this fund.  
MSC

11) DISCUSSION RE CHANGES TO LECA SOCIETY BY-LAWS  
Done but will not be reported until the next AGM due to absence of reporting officer, Maureen Singer.

12) NEW BUSINESS

13) ELECTIONS OF LECA DIRECTORS: In accordance with Bylaw Part 5 (26+27)

One Year Term - 3 Directors Remain:

Freehold Patricia Trail  
Freehold Kevin Trail  
Freehold David Simpson

Two Year Term – Nominated: Isabel Furtado, Kestral  
Hank Bangma  
Al Rozek, Peregrine  
Roger Pupilla

MSC

TERMINATION OF MEETING 8:30

MS