

PRESIDENT'S REPORT LECA AGM 2021

As with all aspects of life during this past year of 2020, the LECA Board had to contend with additional challenges. Due to the Pandemic restrictions for gatherings, LECA was unable to hold its annual AGM. As noted in the Social Report, other annual neighbourhood events had to be canceled as well.

The opening of the beach washrooms was also delayed until June as we were required to meet the heightened sanitary requirements set by the province by having to clean and sanitize the washrooms daily. Thanks to Larry Shaw who maintained the entire beach area in pristine condition.

We would like to thank all the volunteers who water the trees and shrubs, pull weeds in the beach area. We are lucky to live in our semi-secluded area of Canadian Lakeview that allows residents, two-legged and four-legged, the safety of long walks and plenty of fresh air year round during this restrictive time.

It was certainly a year of “firsts” and in keeping with that theme, this will be the first AGM held via Zoom. LECA's AGM is held in April, following its March year end. However, with the number of Covid cases continuing to rise and the uncertainty of when restrictions will be lifted fully, it was decided to attempt a Zoom AGM as the next best alternative. The Zoom link invite will be emailed to everyone one week prior to the meeting. This may be the only opportunity you'll have to be part of an online “gallery” with your neighbours. High Tech folks, you won't want to miss it!

A warm welcome to all the new residents who moved to Canadian Lakeview in 2020. We look forward to meeting you personally at our neighbourhood social events when we return to a more normal life, after Covid and Vaccines.

A note on our long awaited Parkland: The final Park design is now complete and the City began clearing work on the Park this past Fall. They have also undertaken procurement processes to complete the rest of the work on the Park. The City Parks Planner has advised that it is anticipated this will happen in 2021.

Stay healthy and well!

Isabel Furtado
President, LECA

RESOURCE DIRECTOR'S REPORT

Well, 2020 was definitely a different year, which I don't have to tell anyone I am sure. Due to the restrictions that the BC Government put in place to help control the pandemic, we had to make a few changes to our regular operations at the beach.

We were not able to have our regular beginning of season beach cleanup, as we could not have any gatherings. Larry Shaw took on most of the beach cleanup activities throughout the season and there were a lot of people who made time to go to the beach and do some cleanup on their own. Thank you to everyone who helped out!

Larry Shaw took on the task of staining the docks this past season. They should be in good shape for a few years now. Larry was also hired to do the regular three day a week cleaning of the washrooms. To work with the Covid restrictions, we had to hire another individual to clean the washrooms for the remaining four days per week. The LECA Board is hopeful that we can return to the normal schedule of washroom maintenance this summer season.

LECA had divers out at the beginning of the season to check all of the anchor points for our floating docks and swim buoys. Milfoil was also removed a couple of times throughout the season. A couple of the swim area ropes came loose this past year and will be replaced this Spring.

LECA purchased a storage shed this season to help with storage of beach chairs, tools and other items that were taking up too much space within the washrooms and mechanical room.

The large slide on the swim platform was removed as it was repeatedly damaged/vandalized beyond repair. Larry Shaw obtained a small slide gifted by a lakeshore resident which is now attached to the swim dock and was much used by the kids all summer.

Thank you to all of the LECA members who took out time to help at the beach and especially for your patience with such a challenging year. I would like to specifically thank Larry Shaw and Juve Furtado for all their help!

Here's hoping for a great year ahead!

Cheers,

Roger Kukkola
Resource Director

SOCIAL DIRECTORS REPORT

In compliance with imposed Covid 19 restrictions this past memorable year of 2020, LECA was unable to host its popular neighbourhood social events; the Family Beach BBQ held in July, with its focus on childrens' activities and the Adult Beach Pot Luck normally held in August.

At the writing of this report, given the ongoing uncertainty with the Pandemic, LECA has not yet scheduled dates for its neighbourhood social events for this coming summer. Please stay tuned for updates.

Cheryl Kukkola,
Social Director

MEMBERSHIP REPORT, by Danielle Lindholm (standing in for Membership)

LECA only had 212 members for the 2020/2021 season, a decline of 10 members from the previous season.

Fortunately, there were a number of new members who offset the decline. In spite of posting reminders at the mail boxes, many past members chose not to contribute. LECA would like to hear your reasons for non-participation so LECA can better communicate and see where it can improve.

LECA appreciates the support of its members, without which the continued use of the beach area would not be possible. LECA does not have everyone's email address, so if your new neighbour asks about the beach area or community, please direct them to one of the Directors, who will be happy to answer questions.

This is as good a time as any to remind owners that membership fees are used for the upkeep of the beach area and, where possible, to beautify the community in general (for example, the sign at the entrance of CLE was paid for and is maintained by LECA - the City has not contributed at all). The fees are not used to compensate the Directors for their hard and endless work, for liaising with the City to install the concrete barriers, for spearheading a park area. These as well as the private beach facilities, which we are fortunate to enjoy, are part of the valuation of every property for sale in CLE and add a significant value to your property.

Treasurer's Report, March 31, 2021, by Danielle Lindholm

Financial Statements:

At March 31, 2021, LECA had a healthy cash balance of \$17,856.49 and total GIC's of \$48,273.54. Monies held in the GIC's represent a "Contingency Fund" to be used if there are insufficient funds in the current operating account to maintain and/or repair existing Beach facilities as per the Easement Agreement with the Developer. (example: swim & boat docks, boat ramp, washrooms building).

Income was slightly less than projected due to a drop in membership fees.

LECA went over budget on a few expenses but overall had a surplus of \$4,039.10.

Legal Fees: In spring, 2020, LECA was contacted by the president of KAS2084 (80 Kestrel Place strata) questioning LECA's obligation towards the maintenance of the S-Curve (between Kestrel strata and 80 Kestrel Place strata). After numerous conversations with that strata's representatives, Strata KAS2084 decided to retain legal Counsel who provided LECA with a legal opinion on this matter and requested a legal opinion from. This left LECA with no option but to retain the services of FH&P Lawyers to provide a legal interpretation of the Beach Easement Agreements. It was concluded that maintenance and repair of the S-Curve is not LECA's responsibility.

Gate Contribution: LECA contributes \$450 per year to Kestrel Place strata and to Peregrine Point Estates strata. In 2020, Peregrine Point Estates invoiced for only \$250. The overage of \$200 represents the shortfall from 2020.

BC Hydro: It was suggested to keep the heat on in the washrooms to avoid pipes freezing but this was cancelled when LECA realized that the cost was excessive.

Physical Resources: This substantial increase was a result of milfoil removal - 2 visits were required, purchase of a storage shed to keep secure maintenance room clear for file storage, shelves for file storage in maintenance room and ladder for the swim dock.

Treasurer's Report, March 31, 2021 (cont'd)

Proposed Budget for 2020/2021:

Beach Maintenance: \$5,000 has been allocated for landscape, dock maintenance, inspection & replacement of swim buoys, and other recurring maintenance

Washroom maintenance: \$2,800 has been allocated for washroom cleaning and beach weeding by a third party from May 1-Sep 30/21

Sewer & Water: LECA negotiated with Corix a seasonal amount for water and sewer (from May 15-Sep 15) vs. the yearly amount of \$1270.00 Corix wanted to charge. Corix has not yet invoiced for the 2020 season so we have budgeted payment of 2020 fees in 2021.

Physical Resources: \$4,000 for milfoil preventive maintenance, fresh sand and slinger service.

Insurance: Spring 2020, LECA and insurance representative did a site visit to ensure that beach liability insurance was realistically assessed. It was determined that replacement costs were exaggerated and items were insured needlessly (example: swim platform and slide)

Miscellaneous: \$1,000 has been designated for Wildfire preparedness - to clear fallen and dead trees or shrubs from freehold common property not covered by the City.

Should you have any questions regarding this Report, LECA encourages you to contact lecatreasurer@gmail.com.