

## **Presidents Report – Bill Crum**

We are looking forward to sharing another great summer at our beautiful community lake area.

The Fire Smart Program is ongoing and we will be doing a neighbourhood assessment during the month of April.

Some neighbours have been cleaning up “fuel” around their properties already. This is an excellent strategy for fire prevention.

We are hoping to plan another meeting with the City Park Manager soon to see what their plan is for our park area for the upcoming year. We are hoping to at least get one of the tennis courts cleaned up for summer use as well as the area being maintained on an ongoing basis.

This year’s AGM will be at the Schubert Center. Coffee and social beginning at 7 pm and the meeting to begin at 7:30 pm sharp. We hope to see you all there.

## **Treasurer’s Report – Beverley Buhr**

The land owner (574358 B.C. Ltd.) provided capital funds to the community to purchase materials to build the boat dock, swim dock, swim platform and washrooms. These facilities were built by community volunteers or under their supervision.

The Board of Directors referred to the Beach Access Easement Agreement registered at the Kamloops Land Titles Office on June 3, 2004. The Beach Access Easement Agreement is between the land owner (573248 B.C. Ltd.) and Canadian Lakeview Estates (CLE) property owners (Transferees). As per this agreement, the land owner granted to the Transferees “...the full and free right in perpetuity (subject to provisions of paragraph 7) to enter onto and use the Easement Areas...”. For detailed information, please refer to the Easement Agreement that you should have received from your real estate agent or lawyer when you purchased your property.

There are conditions associated with the continued use of the Easement Areas as set out in:

Paragraph 4: Maintain the Easement Areas and all improvements in a state of good and safe condition and repair at all times. Establish a representative committee to be known as CLD Beach Club to act as liaison with the land owner; to oversee, manage and regulate the maintenance, repair, and use of the Easement Areas.

and

Paragraph 6: Transferees take out and maintain at all times during the currency of the Easement, third party public liability insurance.

The Beach Access Easement agreement is between the land owner and CLD property owners – it is not between the land owner and LECA. In order to fulfill the obligations as per the Beach Access Agreement, there needs to be financial support from the community. LECA became the association representing owners in this agreement to ensure that the conditions set out in the Beach Access Easement Agreement are met. In this capacity, it collects membership fees and oversees, manages and regulates maintenance, repair and use of the easement areas.

In conclusion, having access to a private beach area, boat launch and dock that each CLE property owner can boast of when selling their property, adds value to the CLE property.

New BC Societies Act, 2015

The new Act came into force November 28, 2016. This may affect LECA with the introduction of member-funded societies (Part 12).

A member-funded society is a society that is primarily funded by its members to carry on activities for the benefit of its members. A member-funded society must have a statement to this effect in its constitution.

Until the new Societies Act came into effect, no society could be a member-funded society. Now that the new societies Act has come into force, pre-existing societies will be required to indicate if they wish to become member-funded societies as part of the Transition Application Filing.

A member-funded society may, on its winding up, distribute its money to its members and is subject to fewer requirements than an ordinary society.

## **Resource Director's Report – Prepared by Bill Crum**

Spring time repairs will be happening to the slide platform which will include bracing to be added to the slide for additional support.

The log floating platform will have an extra log added in the middle and new decking material on the top.

We were hoping to have the sink hole at the boat ramp approach repaired last summer, however, the paving crew did not end up coming out our way. We did not want to pay the extra costs for a single trip to repair this. It is definitely on the agenda for this year and will hopefully be completed sooner than later.

Divers will be removing the milfoil by the dock.

Our beach maintenance student Michael has been hired again for another season.

The broken bumpers will be replaced along the side of the dock by the boat launch to prevent boat damage.

Please make a note that beach clean up this year will be held May 6, 2017 at 8:30 am and if we need a second date it will be May 13, 2017 at 8:30 am. Come on out and take the opportunity to meet with your neighbours after a long winter.

The bathrooms are scheduled to be operational on May 13, 2017 for the summer season.

## **Membership Director's Report – Corinne Szepesi**

The Association has over 200 Members. The support of these members is appreciated and is the key to meeting the role of the Association. An exact number will be disclosed at the upcoming May AGM meeting.

In recent months, there has been an increase in the lot purchases in the Garmisch Estates subdivision, which in turn is bringing more members and potential members to join the Association. We encourage all current members to share your experience as a LECA Member with your neighbours who have not yet joined or reach out to connect with new residents as this is extremely helpful to growing our Association, which in turn , benefits all of us residing in this beautiful community.

Many of your neighbours volunteer in various capacities to ensure that the objectives of the Association are implemented and meet the expectations of the members. We humbly thank the volunteers, and we are always looking for more “helping hands”. Spring cleanup is scheduled at the beach area for Saturday, May 6th @ 8:30am. If further beach cleanup is required, Saturday, May 13 @ 8:30am has been designated. There will be signage posted on Tronson Road right by the CLE welcome sign to advise residents of beach clean up. What a great way to come out and connect with fellow residents and meet new neighbours!

Our members have been active participants in the area of our beach assets. The beach bathrooms will be fully operational by May 13, 2017. Members of the community were also instrumental in the cleanup project for the city park in the CLE area the fall of 2016.

If you have an interest in the work of the Association, be it community liaison or beach assets, your involvement with the workings of the Association is welcomed.

Anyone in the community interested in joining the Association is encouraged to contact LECA via the Membership tab on the website to learn more or sending an email to [info@leca-vernon.ca](mailto:info@leca-vernon.ca).

## **Social Director's Report – Maureen Andronyk**

I am very happy to report that we once again had two extremely successful events. Our Family BBQ and Adult Pot Luck have become a tradition in our Canadian Lakeview Estates Community. The attendance has continued to grow as our community promotes these great events to our neighbours for opportunities to meet and socialize at our fabulous beach.

Our Family BBQ is a wonderful afternoon full of games, activities, crafts and of course great food. Young and old have a super time!

Our Adult Pot Luck is a night not to be missed. Everyone brings a dish to share and their own drinks of choice. A very informal and fun time to meet new and old neighbours. With lots of great music, it is a perfect night to dance, toe tap and socialize as we take advantage of our beautiful lake setting. I have been totally amazed at the dedication and expertise of many of our CLE neighbours which allow us to provide such great events. The beaches are raked and cleaned, the washrooms are maintained, the BBQ is looked after, games are organized, tents erected, music provided etc etc. A great deal of effort is required and provided. A big thank you to all of our volunteers!!

It takes a community to provide such organized and fun events. Please mark your calendars and watch for updates on our sandwich board by our Canadian Lakeview Estates sign. Remember to check our photo gallery on our LECA website for pictures of these events.

This year the Family BBQ is slated for Saturday July 22, 2017 and the Adult Pot Luck is slated for Thursday evening , August 17, 2017. We look forward to seeing everyone there.