

LAKEVIEW ESTATES COMMUNITY ASSOCIATION "LECA"
AGENDA Twelfth Annual General Meeting

Tuesday, May 17, 2016 @ 7:00 PM Schubert Centre, Vernon, BC

- 1) REGISTRATION and RECEPTION (Cookies, Coffee, Tea) at 7:00 PM
- 2) CALL TO ORDER - "Unofficially" - Introduction of Directors at 7:35 PM
- 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
- 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 11TH ANNUAL GENERAL MEETING
- 7) ADOPTION OF MINUTES OF 11th ANNUAL GENERAL MEETING
- 8) REPORT OF THE LECA DIRECTORS OUTLINING THE ASSOCIATION'S ACTIVITIES SINCE 11TH AGM FOR THE FISCAL PERIOD TO MAR 31/16

PRESIDENT'S REPORT
RESOURCE REPORT
SOCIAL REPORT
MEMBERSHIP REPORT

Bill Crum
Mike Lindsey
Bonnie Shillington
Maureen Andronyk

- 9) FINANCIAL REPORT - Danielle Lindholm
- 10) PROPOSED BUDGET FOR LECA 2016-2017 – Danielle Lindholm
- 11) ELECTIONS OF LECA DIRECTORS: In accordance with Bylaw Part 5 (26+27)

One Year Term - 4 Directors Remain:

KAS 1371	Phoenix Estates	Bill Crum
K804	Scenic Ridge Estates	Maureen Andronyk
KAS 1980		Juve Furtado
Freehold		Maureen Singer

Two Year Term – David Simpson (Freehold) has agreed to let his name stand.

3 Directors TBD

TERMINATION OF MEETING

Presidents Report – Bill Crum

The LECA Board of Directors has met six times to conduct the running of the daily affairs of the community.

Thank you to all the board members for doing a great job, and also a big thank you to all the volunteers for helping out!

The beach area was very well maintained and thoroughly enjoyed by many property owners. All the maintenance was done by volunteers.

This year we will be looking for some paid staff to do the majority of the regular cleaning, garbage removal and beach cleanup.

We recently had a good meeting with the City of Vernon Park's people. They have agreed to do a clean-up of the area which was purchased by the City for a future playground area. They will get back to us about the extent of what they will be doing and the time frame. Thank you to Juve, Isabelle and Dave for their time and input.

We also looked into the history of the beach improvements owned by all the property owners. This year we have added the financials from 2005 to show how the beach improvements got started and the change from the Beach Club to LECA. This package will also be posted on the history page of the LECA website so this important piece of information does not get lost.

LECA pays for, manages, and maintains the dock, the beach, and washrooms and generally looks after all the facilities on behalf of the property owners of Canadian Lakeview Estates. This is an important job and a real benefit to the community, not to mention that this adds value to everyone's properties.

We encourage all to join LECA.

Looking forward to seeing you all this summer.

Treasurer's Report – Danielle Lindholm

Beach Facilities

Over the past 2 years, some members have expressed their concern that Capital Assets have never been reflected in Lakeview Estates Community Association's (LECA) income statement. After much discussion and review of the Easement Agreement, the current and past Board of Directors concluded that LECA does not own Capital Assets.

The land owner (573248 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 hereof), 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, 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 CLE property owners - it is not between the land owner and LECA. In order to fulfill the obligations as per the Beach Access Easement agreement, there needs to be financial support from the community but not all property owners participate. Therefore, to report "assets" in LECA's financial statements that it does not own or form party to is erroneous. One of LECA's roles is 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, the "asset" is access to a private beach area that each CLE property owner can boast of when selling their property and that adds value to the CLE property.

New BC Societies Act, 2015

The new Act comes 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 comes into effect on November 28, 2016, no society can be a member-funded society. After the new Societies Act comes 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.

When the time comes to transition, it would be prudent to obtain the services of a lawyer who is knowledgeable in this area. An estimate of \$2,000 is reflected in the 2016/2017 budget for this expense.

Resource Director's Report – Mike Lindsay

The following is a brief review of the activities at the beach over the summer of 2015.

We had 2 beach cleanups that were well attended and thus did not take much time at all.

New sand was delivered to the beach and volunteers assisted in spreading and raking.

A volunteer team installed new ropes and attachments between the buoys as well as checked and repaired buoy anchors.

There was some pruning of trees and shrubs.

A volunteer team took on the role of cleaning the washrooms, raking the beach, emptying the garbage and recycling bins on a daily basis. Special mention to Corinne for her endless commitment.

We hosted another successful Family BBQ and an Adult Pot Luck down at our wonderful beach.

In the fall, the washrooms were winterized and the picnic tables and chairs were prepared for winter.

All in all, volunteers continue to be the backbone of our most prized asset...the beloved beach access.

At this time, LECA is seeking candidates for the summer beach maintenance function. This involves cleaning the washrooms, raking the beach and emptying the garbage and recycle bins on a daily basis. Please contact any LECA board member or send an email through the LECA website if you would like to apply for this job and to discuss remuneration details.

Many community members do many jobs at the beach at their own discretion. Their contributions are welcome and appreciated.

We are always looking for new volunteers, as in most cases, it is the committed few who do the lion's share of the work. I hope their example will motivate others.

We look forward to another hot and sunny summer at the beach. See you there. **THINK SUN.**

Social Director's Report – Bonnie Shillington

Once again LECA held two annual socials, the Family BBQ in July and the Adult Pot Luck in August.

The BBQ was a big success due to a total effort by the entire committee. The children's games were a huge hit with all of the children, as well as the adults!!

The Pot Luck turned out to be a great evening at the beach, with delicious food, wonderful music and what a terrific way to spend an evening with our neighbours.

Thank you to my committee and to the attendees.

Membership Director's Report – Maureen Andronyk

We have a total of 213 paid-up members as of March 31 for the 2015/2016 season.

There are 61 freehold members and 152 Strata Members:

32 from Kestrel KAS 1980

34 from Peregrine KAS 1283

10 from Beach Properties North End KAS 2694

51 from Phoenix Estates KAS 1371

25 from Scenic Ridge KAS 804

Our membership dues are due at this time for the upcoming 2016/2017 season and are very welcome at the AGM. We appreciate all the support. Please encourage your neighbours to be a part of LECA in order to maintain this wonderful asset in our community.