LECA 21thst ANNUAL GENERAL MEETING

TUESDAY, MAY 6, 2025

THE SCHUBERT CENTRE

3505-30th Avenue, Vernon

Registration with Canadian Lakeview Residents

6:15 p.m.

Business Meeting to Commence at 6:30 pm.

Please enter the building on the side facing the Heritage Building

NOTE: All documentation for the AGM is listed on LECA's website www.vernon-leca.ca under tab "AGM" for your information and any printing

Lakeview Estates Community Association

Agenda for Twenty-first Annual General Meeting

Tuesday, May 06, 2025

1) REGISTRATION**: 6:15 pm** at the Schubert Centre in Vernon. Meeting to commence at **6:30 pm.**
2) CALL TO ORDER - "Unofficially" - Introduction of Directors by LECA president Betty Gaudet
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 21st ANNUAL GENERAL MEETING
7) ADOPTION OF MINUTES OF 20th ANNUAL GENERAL MEETING
8) REPORT OF THE LECA DIRECTORS OUTLINING THE ASSOCIATION'S ACTIVITIES SINCE 2024 FOR THE FISCAL PERIOD TO MAR 31/25

PRESIDENT'S REPORT	Betty Gaudet
RESOURCE REPORT	Jon VanHouten
SOCIAL REPORT	Lesley Kazakoff
MEMBERSHIP REPORT	Betty Gaudet
FIRE & EMERGENCY REPORT	Jim Dubois

9) FINANCIAL REPORT: Bruce Wilson, Treasurer
10) PROPOSED BUDGET FOR LECA 2025-2026: Bruce Wilson, Treasurer
11) NEW BUSINESS
12) ELECTIONS OF LECA DIRECTORS: In accordance with Bylaw Part 5 (26&27)

TERMINATION OF MEETING

LAKEVIEW ESTATES COMMUNITY ASSOCIATION
TWENTIETH ANNUAL GENERAL MEETING MINUTES
WEDNESDAY, MAY 14, 2024, 6:30 PM

1) REGISTRATION AT **6:15 pm**
2) CALL TO ORDER: Introduction of Directors at 6:30 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: quorum was confirmed with than 8 members present (per Bylaw 17.3) and file proof that the correct notice was given for the AGM meeting (as per Part 11 Notice to Members LECA By-laws).
5) APPROVAL OF THE AGENDA OF 20th ANNUAL GENERAL MEETING: Wilf Mulder moved/Heather Dubois seconded. Passed
6) ADOPTION OF MINUTES OF 19th ANNUAL GENERAL MEETING: Wilf Mulder moved/Larry Shaw. Seconded. Passed.
7) REPORTS OF LECA DIRECTORS FROM 31/03/23 to 31/03/24 were presented. Wilf introduced our special guest Teresa Durning who attended as a representative of Vernon City Council.

   - PRESIDENT'S REPORT: Betty Gaudet
   - FINANCIAL REPORT: Bruce Wilson
   - RESOURCE REPORT: Andy Coulombe
   - MEMBERSHIP REPORT: Betty Gaudet
   - FIRESMART/ EMERGENCY REPORT: Jim Dubois
   - SOCIAL PLANNING Lesley Kazakoff

   Linda Smith moved directors' reports be accepted/Larry Shaw seconded.

   Passed.

8) NEW BUSINESS:

• There is a plan to schedule a Q/A meeting with Corix reps in Deer Park sometime in either July or August. Details to be posted.

• Streetlamps: Marilyn Matthews reported the following: when our CLEA lamp posts need replacing through damage etc., the city will replace them with more modern streetlights. Theresa Durning encouraged us to use process to get more replaced more quickly in the future. Wilf will post the appropriate App on the LECA website to facilitate requests.

• There was a request for more trash bins and doggie bags for the beach and the park. Larry and Andy will look into acquiring this request. Another request was for bear-proof trash bins.

• Fire Smart 2023 stickers: Jennifer Gleadle enquired about LECA those stickers retroactively for our neighborhood Fire Smart signs. Jim Dubois will investigate and report back with an update.

• Corix installed a buoy to mark the not yet completed installation of the new Corix water intake pipes. Andy had temporary lighted warning buoys installed at the perimeter of the private buoys area.

• Bears: Check the website /Facebook site for updates on bear sightings.

9. ELECTIONS of LECA DIRECTORS in accordance Bylaw Part 5 (26&27). All current directors have agreed to stand for re-election to their Board positions.

• President: Betty Gaudet

• Treasurer: Bruce Wilson
• Membership: Betty Gaudet
• Resources: Andy Coulombe
• Web Manager: Wilf Mulder
• Social Planning: Lesley Kazakoff
• Fire Smart and Emergencies: Jim Dubois
• Director at Large: John Van Houten
• Secretary: Linda Smith

Motion: Larry moved that the above nominees be elected as a slate, seconded by Kathy Rozek and the motion carried with a majority vote.

TERMINATION OF MEETING: 7:30 pm. Moved by Larry Shaw/seconded by Linda. All in favour.

President's 2025 Report

A warm welcome to all residents and those who have recently moved to Canadian Lakeview Estates. I encourage all new and existing residents to visit the Lakeview Estates Community Association (LECA) website: www.leca-Vernon.ca
It is updated on a regular basis for the community's benefit, and it is your handy resource for LECA events, Newsletters, Directors listings, Governance, AGM, and Archives …. an easy resource at everyone's fingertips.

This past year your LECA Board has been busy with the following projects and events:
-First Newsletter sent out Jul ,2024
-Beach Cleanup held and well attended.
-New Stone Stairs (one set on the Swim Dock side and one on the Boat Dock side were installed) which now makes it easier and safer for all ages to access the beach.
-FireSmart activities were held and remain a priority.
-Buoys and Ropes repaired/replaced around the Swim area, Painting of the swim dock, and ongoing maintenance and upkeep.
-Family Fun Day and Adult Potluck was held and well attended.

The LECA Board cannot give enough thanks to everyone: Volunteers, and community members who generously offer their equipment to assist LECA. THANK YOU, THANK YOU!!
It has been a busy year, and we are looking forward to another great summer; I encourage everyone to attend our Family Fun Day, and the Adult Potluck activities.
As always, LECA will never say No to anyone wanting to volunteer - we encourage you to take part as this is also a great way to meet your neighbours.

Respectively Submitted
Betty Gaudet

Resource Report

New stone steps were installed in two locations along the beach to improve access and safety for beach users.

Swim buoy ropes were replaced as needed with ongoing maintenance needed each year.

A couple of uprights were replaced on boat dock as part of an ongoing yearly maintenance.

All grates and drains from the “S” curve heading down towards the beach were cleaned out of debris, mud, needles etc. by a vacuum truck.

Top of swim float dock had fibreglass repaired and repainted.

Frozen pipe in men’s washroom and maintenance room was fixed. Repairs consisted of cutting out concrete to access the pipe and replacing the concrete.

Toilet in the women’s bathroom had a new flush handle and internal components replaced.

The top of the swim dock was stained.

Items planned for 2025

Stain the boat dock and the edge boards of the swim dock.

We’re looking to reinforce the little rock retaining wall separating the upper sand beach area from the lower main sand area with larger rocks due to the frequent removal of smaller rocks in the wall.

Have additional sand distributed onto the beach areas.

Plant trees in various locations at the beach in an effort to provide shade locations.

Reinforce support pilings on the swim dock with metal sleeves as part of ongoing maintenance.

Reminder: our Annual Beach Cleanup will be June 7, 2025 at 9am. We look forward to having our community members come and participate in this event……thank you all.

Submitted by Jon Vanhouten
Resource Director

Social Report for 2025

Last year's summer events, the Family Fun Day and the Adult Potluck were well attended.
There will be two summer events at our beach this year. The first one is our Family Fun Day on Saturday, July 19th. Families are invited to join in on some Summer Fun Activities from 1:00-4:00 pm.
The second event is our Adult Potluck on Thursday, August 21st, 6:00-10:00 pm. Come celebrate an early Christmas on our beach! More info to follow sooner to the dates for both events.

Submitted by Lesley Kazakoff

Social Director

Membership 2025 Report

LECA Membership continues to grow for Freehold Property Owners.

As new Homeowners continue to move into our community, they are reaching out to inquire “how do we join?” Some visit our LECA Website (www.leca-vernon.ca), the *Community Facebook page or by directly inquiring with their new neighbours, all of whom are a great resource.

New Members are also taking part in our community events ie: Family Fun Day, Adult Potluck, FireSmart, Beach Clean Up which build and foster community camaraderie.

Have a great summer and LECA thanks all Strata Members and Freehold property owners for their continued support.

* Community Lakeview Estates Community Group on Facebook https://www.facebook.com/groups/1627250004375641 has no official affiliation with Lakeview Estates Community Association, but it does serve as a community hub connecting our neighborhood.

Betty Gaudet
Membership Director

Fire and Emergency Report

Fire Smart activity in 2024 centered around a community cleanup held during the summer.
The target area was the North end of Tronson Road between the Canadian Lakeview sign and the houses at the end of the road. Tronson serves as the only entrance and exit to our community. We picked this area as there was a significant fuel load along the roadway including the ditches.

There were approximately twenty-five people in attendance. We had a group work along Tronson Road up to the CLE sign. A chainsaw was used to cut dead limbs and branches from trees along the roadside. This material was then transferred to a flatbed trailer, then subsequently taken to a bin located at the end of Tronson. There was another crew working at the end of Tronson Road below Garmisch Estates. A significant amount of dead brush was removed from that area as well. The Vernon Fire Smart coordinator determined that the area to the North of where we were working needed equipment to remove some of the hazard that was impractical to remove by hand. The coordinator was going to investigate the possibility with the City for the removal process. This is still in the works, and at this time, I have no idea where it stands, as the FS coordinator is no longer with the City of Vernon. I will investigate this matter before we proceed with a Fire Smart event this summer.

After the cleanup, the FS coordinator and his summer student assessed a private property for anyone that was interested. There was also some discussion about Early Wildfire Detection systems that the City had placed in strategic areas within the community. The idea behind these sensors is to be able to detect a fire in its incipient stage and relay that to the Fire dispatch system. This should be of great benefit to our community as early detection is the key to preventing a small fire from developing into a major problem.

I plan to meet with the Vernon Deputy Chief and the Fire Smart coordinator, as well as our core of FS volunteers, for a meeting to

determine a strategy for this year's cleanup event. In the meantime, it appears as if everyone is very aware of the dangers of wildfire in the community, and there has been a lot of individual work done on private properties, which does a lot for the overall safety of the community.

Again, we have been approved by Fire Smart Canada as a Recognized Fire Smart Neighborhood. As well, I applied for a Grant from Fire Smart, and the application was successful. We will be receiving a grant in the amount of 750.00, which will be used to assist us with our Fire Smart events within the neighborhood. This money will be aa line item on our LECA Fire Smart budget.

Submitted by Jim Dubois

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Balance Sheet
As at March 31, 2025

ASSET			
Current Assets			
Petty Cash		0.00	
RBC Acct 102-727-5		9,182.11	
Total Cash			9,182.11
GIC # 1	Note 1	3,913.16	
GIC # 2	Note 1	5,168.56	
GIC # 3	Note 1	3,367.82	
GIC # 4/6	Note 1	20,334.57	
GIC # 5/7	Note 1	5,315.14	
GIC # 8	Note 1	10,275.00	
GIC # 9	Note 1	25,000.00	
GIC #10	Note 1	20,000.00	
Total GICs (Note 1)			93,374.25
Accounts Receivable			0.00
Prepaid Expenses			0.00
Total Current Assets			102,556.36
TOTAL ASSET			102,556.36
LIABILITY			
Current Liabilities			
Accounts Payable			0.00
Prepaid Membership Fees			150.00
Total Current Liabilities			150.00
TOTAL LIABILITY			150.00
EQUITY			
Retained Earnings			
Retained Earnings - Previous Year			96,645.63
Current Earnings			5,760.73
Total Retained Earnings			102,406.36
TOTAL EQUITY			102,406.36
LIABILITIES AND EQUITY			102,556.36

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Profit & Loss Statement
For the year ended March 31, 2025

REVENUE			**ACTUAL**		**BUDGET**
Sales Revenue					
Membership Fees			36,900.00		37,950.00
Gate Access Card	Note 2		0.00		400.00
Social Program			0.00		0.00
Interest Earned on GIC			2,551.10		2,200.00
Net Revenue			39,451.10		40,550.00
EXPENSE					
General & Admin. Expenses					
Accounting			0.00		0.00
Legal			10,295.53		3,500.00
Bank Charges			132.00		150.00
Property Tax			209.22		200.00
Business Fees & Licences			0.00		0.00
Communications			80.64		200.00
Beach Maintenance		2,925.09		4,200.00	
Gate Access Cards		0.00		200.00	
Gate Contribution		900.00		900.00	
Washroom Maintenance		4,000.00		4,000.00	
Garbage		0.00		100.00	
Sewer & Water (Corix)		1,140.36		1,200.00	
BC Hydro		136.86		200.00	
Physical Resource Expense		8,295.00		10,800.00	
Total Resources Management			17,397.31		21,600.00
Insurance	Note 3		4,229.00		4,300.00
Office Supplies			196.93		250.00
Social Program			482.64		600.00
Facility/Room Rental			577.50		400.00
Firesmart			89.60		500.00
Miscellaneous Expenses			0.00		200.00
Total General & Admin. Expenses			33,690.37		31,900.00
Net Profit for the Year			5,760.73		8,650.00

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Notes to Financial Statements
For the year ended March 31, 2025

Note 1 GIC # 1 matures Aug 29, 2025, (12 mth term) interest rate at 2.75%
GIC # 2 matures Sep 15, 2025, (12 mth term) interest rate at 4.00%
GIC # 3 matures December 5, 2025, (12 mth term) interest rate 2.75%
GIC # 4/#6 matures May 8, 2025,(12 mth term) interest rate at 4.10%
GIC # 5/#7 matures November 27, 2025, (12 mth term) interest rate 3.30%
GIC # 8 matures August 29, 2025, (12 mth term) interest rate 2.25%
GIC # 9 matures August 14, 2025, (12 mth term) interest rate 2.75%
GIC #10 matures October 10, 2025, (12 mth term) interest rate 2.75%
Monies held in the GIC's represent a "Contingency Fund" to be used to maintain and/or repair existing Beach facilities (example: swim & boat docks, boat ramp, washrooms building) as per the Easement Agreement with the Developer.

Note 2 LECA is collecting on behalf of Peregrine Estates to cover their costs of maintaining the card control system

Note 3 Directors Liability Insurance is due June 2025 and Beach Liability is due August 2025

Bruce Wilson, Treasurer

Linda Smith, Secretary

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Proposed Budget for 2025-2026

	Budget 2025 - 2026	Actual 2024 - 2025	Actual 2023 - 2024	Actual 2022 - 2023
REVENUE				
Membership fees	37,050.00	36,900.00	37,050.00	30,800.00
Gate Access Cards	200.00	0.00	600.00	100.00
Anticipated Interest earned on GIC's	2,300.00	2,551.10	1,154.38	131.97
TOTAL REVENUE	39,550.00	39,451.10	38,804.38	31,031.97
EXPENSES				
Accounting Fees	-	0.00	1,005.00	1,850.52
Legal Fees	3,000.00	10,295.53	284.74	
Bank charges	150.00	132.00	144.00	120.60
Property Tax Assessment (Crown foreshore)	225.00	209.22	209.33	225.22
Communication	400.00	80.64	211.89	200.42
Beach maintenance	4,200.00	2,925.09	4,204.05	4,367.47
Gate Access Cards	200.00	-	265.30	526.56
Gate Contribution	2,500.00	900.00	900.00	900.00
Washroom maintenance	4,000.00	4,000.00	4,000.00	3,781.57
Garbage removal	100.00	-	-	1.10
Sewer & Water	1,500.00	1,140.36	873.56	873.56
BC Hydro	200.00	136.86	151.85	152.93
Physical Resources	10,800.00	8,295.00	12,558.00	277.48
Firesmart	-	89.60	-	-
Insurance (Director & Beach liability)	4,800.00	4,229.00	4,295.00	4,044.00
Office supplies	250.00	196.93	199.73	314.90
Social Program	600.00	482.64	468.41	148.00
Room Rental	600.00	577.50	379.05	
Miscellaneous	200.00	-	70.10	219.49
TOTAL EXPENSE	33,725.00	33,690.37	30,220.01	18,003.82
NET SURPLUS	5,825.00	5,760.73	8,584.37	13,028.15

Bruce Wilson, Treasurer

Linda Smith, Secretary