Lakeview Estates Community Association

Minutes for Twenty-second Annual General Meeting

Thursday, May 21, 2026

1. REGISTRATION: 6:15 pm Meeting will be called to order at 7:00 pm
2. CALL TO ORDER:
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 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 ----members present. (PER BYLAW 17 – 3) and file proof that the correct notice was given for Annual General Meeting (as per Part 11 Notice to Members LECA by-laws).
5. APPROVAL OF THE AGENDA OF 22nd ANNUAL GENERAL MEETING
6. ADOPTION OF MINUTES OF 21st ANNUAL GENERAL MEETING
7. REPORTS OF THE LECA DIRECTORS' ACTIVITIES AS PRESENTED FOR THE FISCAL PERIOD OF MARCH 31/25 TO MARCH 31/26

• PRESIDENT'S REPORT	Betty Gaudet
• MEMBERSHIP REPORT	Betty Gaudet
• FINANCIAL REPORT:	Bruce Wilson
• FIRE/EMERGENCY REPORT	Jim Dubois
• SOCIAL REPORT	Lesley Kazakoff
• RESOURCE REPORT	Jon Van Houten
• DIRECTOR AT LARGE	Andy Coulombe

8. PROPOSED BUDGET FOR LECA 2026-2027:
9. ELECTIONS OF LECA DIRECTORS: In accordance with Bylaw Part 5 (26&27). Two current directors have agreed to stand for re-election to their Board positions. All other directors are standing down. Nominations for candidates will be accepted from the floor for six (at minimum) new LECA Directors for 2026-2027:
10. Please refer to the President's report for information on the structure of the LECA Board.

TERMINATION OF MEETING:

Lakeview Estates Community Association

Minutes for Twenty-first Annual General Meeting

Tuesday, May 6, 2025

1) REGISTRATION: 6:15 pm

2) CALL TO ORDER: LECA president Betty Gaudet called the meeting to order at 6:36 pm and introduced the LECA Board of Directors.

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 8 members present. (PER BYLAW 17 – 3) and file proof that the correct notice was given for Annual General Meeting (as per Part 11 Notice to Members LECA by-laws).

5) APPROVAL OF THE AGENDA OF 21st ANNUAL GENERAL MEETING: Doug Shillington moved, and Larry Shaw seconded. Passed.

6) ADOPTION OF MINUTES OF 20th ANNUAL GENERAL MEETING: Rod Knopp moved, and Barb Olsen seconded. Passed

7) REPORTS OF THE LECA DIRECTORS ACTIVITIES AS PRESENTEDFOR THE FISCAL PERIOD OF MARCH 31/24 TO MARCH 31/25

8)

PRESIDENT'S REPORT	Betty Gaudet
FIRE/EMERGENCY REPORT	Jim Dubois
RESOURCE REPORT	Jon Van Houten
SOCIAL REPORT	Lesley Kazakoff
MEMBERSHIP REPORT	Betty Gaudet
FINANCIAL REPORT:	Bruce Wilson
DIRECTOR AT LARGE	Andy Coulombe

9) PROPOSED BUDGET FOR LECA 2025-2026: Bruce Wilson presented the proposed 2025-2026 budget. Doug Shillington moved approval of it and Donna Daines-Hibbitt seconded it. Passed.

10) NEW BUSINESS:

• Jim explained the workings of the Early Fire Detection System installed at various sites in the community.

• Jim reported that although discussions were ongoing for possible access routes through the First Nations lands north of us, no information or decisions had been made public. Fire Chief Dave Lind is aware of our concerns. Jim is part of a committee studying fire risk mitigation in the BX area and will be doing the same in the LECA area. The status of local "out-of-commission" fire hydrants has been brought to the attention of fire authorities. Jim will keep LECA informed.

• Buoys: Andy reported that they are in high demand; Transport Canada is responsible for managing them and is keeping an eye on them. If you are not using yours, please consider renting it, but keep it maintained, with your name on it. Lights on buoys are a safety feature, but lighting is not required.

• Representatives from Bluestem (formerly Corix) were invited for a Q/A following the AGM but they did not attend.

11) ELECTIONS OF LECA DIRECTORS: In accordance with 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
Resources	Jon Van Houten
Social Planning	Lesley Kazakoff
Fire Smart/Emergencies	Jim Dubois
Web Manager	Wilf Mulder
Secretary	Linda Smith
Director at Large	Andy Coulombe

12) Motion to approve elections of the above nominees as LECA officers of the Board was moved by Larry Shaw and seconded by Rod Knopp. Passed.

TERMINATION OF MEETING: 7:42 pm
Moved by Donna Daines Hibbitt and seconded by Bonnie Shillington. Passed.

Presidents Report 2025/26

A warm welcome to all residents and to our new homeowners who have moved into Canadian Lakeview Estates (CLE) over the past year. I encourage everyone to visit our website: Lakeview Estates Community Association (LECA) **www.leca-vernon.ca.** The website is updated on a regular basis for the community's benefit, and it is your handy resource for LECA Events, Newsletters, Director's listings, Governance, AGM, Archives - an easy resource at everyone's fingertips.

This past year your LECA Board has been busy with the following projects and events:

Maintaining & adding/improving beach amenities:

- At present we are removing all the rocks on the upper wall on the sandy beach area and replacing them with a permanent Block Wall with stairs in the middle for access.
- On the Beach side we have removed stumps and the old trees that were previously cut down.
- New beach sand will be brought in and spread over the upper and lower area.
-The Swim raft was badly in need of repair with a stress crack on the deck and the ladder. Fiberglass repairs were done on both sites. We have ordered stainless steel brackets which will be installed and it will make it a lot stronger. Prior to re-installing the ladder, the deck will be repainted with an exterior acrylic paint.
- On the Boat Dock some of the signs were too faded and new signs will be installed. On the Swim Dock we are replacing all the No Diving signs with newer ones to make it safer.

All the above work will be completed prior to **THE OPENING OF THE BEACH MAY 15.**

A smaller Heater with thermostat was installed in the Maintenance Room - much more efficient and can now store liquids there- (Directors no longer need to store at their homes).

Fire Smart:

-Activities were held and remain an ongoing priority- Jim will add more details in his report.

Social Activities:
-Family Fun Day and Adult Potluck held -Lesley will add more details in her report.

Membership:
- New Homeowners continue to join LECA -Betty's report gives additional details.

City Park on Tronson Rd:
- Requested Porta-a-Potty for our Park (twice)-Declined
- Requested Bocce Ball Court be considered for our Park-Declined

-Other activities as needed or deemed necessary.

As your outgoing President I wanted to say THANK YOU to everyone (Volunteers and Directors). It has been my pleasure to be on the LECA Board as both President/3.5 yrs and Membership Director/5 Yrs.
I have learned lots and met so many new people which has been great. But in all honesty, I have the best Board of Directors. Each one brings their strength to the table, and everyone works together as a Team. I am very grateful to have worked with such a dedicated Team, and I am proud of what we have accomplished during my tenure.

The following Outgoing Directors are also retiring:
Linda Smith, Jim Dubois, Lesley Kazakoff, Jon Van Houten and Wilf Mulder

Directors who are remaining for another Term:
Andy Coulombe (Freehold) and Bruce Wilson (Peregrine Point Estates Strata)

As a rule, the number of Directors must be 8 or a greater number determined from time to time at a general meeting comprised as follows:
a) 5 of the Directors must be from the Strata Developments included in the
Canadian Lakeview Estates Community
b) no two Directors may be members of the same strata council; and

c) three of the Directors must be registered owners of freehold lands in the Canadian Lakeview Estates

If anyone would like to put their name forward as a LECA Director for the 2026/27 term and should you have any questions, please reach out to me directly.

Respectively submitted
Betty Gaudet

Membership Report for the 2026 AGM

LECA membership continues to grow not only from new homeowners of Freehold Property as they move into Canadian Lakeview Estates (CLE) but also, I am very pleased to announce that Strata KAS 2481 (5 homes up from the Boat Dock) has joined LECA effective Sept 2025. There is also potential for another Strata who is considering joining LECA this year but will be dependent on the outcome of their AGM in July.
Our community is coming together as one and it is nice to see volunteers from all sectors of CLE.
If you or your neighbours inquire about " How we join LECA", please direct them to any one of the following sites:
a) LECA website **www.leca-vernon.ca**
b) * Community Facebook
Page **https://www.facebook.com/groups/162725000437564**
or
c) by reaching out to any of the **LECA DIRECTORS**

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

Respectfully submitted
Betty Gaudet
Membership Director

* no official affiliation with Lakeview Estates Community Association, but it does serve as a community hub connecting our neighbourhood.

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Balance Sheet
As at March 31, 2026

ASSET			
Current Assets			
RBC Savings Acct 101-655-9	Note 1	18,411.20	
RBC Chequing Acct 102-727-5		5,218.16	
Total Cash			23,629.36
GIC # 1	Note 1	70,000.00	
GIC #10	Note 1	30,000.00	
Total GICs (Note 1)			100,000.00
Accounts Receivable			0.00
Prepaid Expenses			0.00
Total Current Assets			123,629.36
TOTAL ASSET			123,629.36
LIABILITY			
Current Liabilities			
Accounts Payable			10,133.75
Prepaid Membership Fees			300.00
Total Current Liabilities			10,433.75
TOTAL LIABILITY			10,433.75
EQUITY			
Retained Earnings			
Retained Earnings - Previous Year			102,406.36
Current Earnings			10,789.25
Total Retained Earnings			113,195.61
TOTAL EQUITY			113,195.61
LIABILITIES AND EQUITY			123,629.36

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Profit & Loss Statement
For the year ended March 31, 2026

REVENUE			**ACTUAL**		**BUDGET**	**VARIANCE**	
Sales Revenue							
Membership Fees			38,850.00		37,050.00		1,800.00
Gate Access Card	Note 2		100.00		200.00		(100.00)
Asset Sales			400.00		0.00		400.00
Interest Earned on Deposits			4,367.17		2,300.00		2,067.17
Net Revenue			43,717.17		39,550.00		4,167.17
EXPENSE							
General & Admin. Expenses							
Accounting			0.00		0.00		0.00
Legal			289.04		3,000.00		2,710.96
Bank Charges			119.50		150.00		30.50
Property Tax			221.03		225.00		3.97
Communications			708.53		400.00		(308.53)
Beach Maintenance		13,676.92		4,200.00		(9,476.92)	
Gate Access Cards		0.00		200.00		200.00	
Gate Contribution		450.00		2,500.00		2,050.00	
Washroom Maintenance		4,000.00		4,000.00		0.00	
Garbage		0.00		100.00		100.00	
Sewer & Water (Corix)		1,236.58		1,500.00		263.42	
BC Hydro		275.36		200.00		(75.36)	
Physical Resource Expense		6,739.87		10,800.00		4,060.13	
Total Resources Management			26,378.73		23,500.00		(2,878.73)
Insurance	Note 3		4,187.00		4,800.00		613.00
Office Supplies			106.39		250.00		143.61
Social Program			471.45		600.00		128.55
Facility/Room Rental			446.25		600.00		153.75
Firesmart			0.00		0.00		0.00
Miscellaneous Expenses			0.00		200.00		200.00
Total General & Admin. Expenses			32,927.92		33,725.00		797.08
Net Surplus for the Year			10,789.25		5,825.00		4,964.25

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)

Notes to Financial Statements

For the year ended March 31, 2026

Note 1 The Savings account earns interest at variable interest rates set slightly lower that the 12 month GIC interest rat
GIC # 1 matures Sep 16, 2026, (12 mth term) interest rate at 2.05%
GIC #10 matures Dec 2, 2026, (12 mth term) interest rate 2.00%
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 and Beach Liability Insurance both due for renewal in June 2026

Bruce Wilson, Treasurer

Linda Smith, Secretary

Directors' Reports for the 2026 AGM package

Fire Smart and Emergency Preparedness

2025 was another successful year for Fire Smart activities and official recognition. Some highlights are as follows:

• June 7th, 2025, beach cleanup with 50 volunteers working in conjunction at various community sites and the beach. A couple of weeks prior to the 7th, Phoenix Estates owners did an extensive cleanup along the roadside from Tronson to the Deer Lake residence.

• We applied for and received a grant of $750 to be used for Fire Smart activities in the community

• CLE (Canadian Lakeview Estates) has been approved as a recognized 2025 Fire Smart community. We received a sticker in recognition.

• There are early-warning detector sensors in our surrounding forests to detect smoke and fire in early stages. They are in undisclosed locations and monitored by the Fire Department.

Jim Dubois, Fire Smart and Emergency Preparedness

Social Events

Our annual summer social events were great successes in 2025.

• Family Fun Day was lots of fun with families enjoying a Scavenger hunt, a Parachute game and the huge inflatable rubber ducky. Event set-up, take down and parental supervision and participation was all much appreciated by the organizers.

• Adult Potluck with its theme of "Christmas in July" was a great success. People enjoyed a Christmas gift exchange, a Mr. and Mrs. Claus contest, a group photo and plenty of Christmas cheer. Big thanks to all the volunteers.

Lesley Kazakoff, Social Director

Director-at-Large Report on the Buoys

In the light of the ever-increasing number of buoys being installed in front of our beach, we want to clarify the regulations and request that the Trans Canada guidelines be followed. Lendlease and Buoy management regulations are as follows:

Please note LECA is only a facilitator for the Buoys; it is the owner's responsibility to look after their placement, inspections, and maintenance. We continued to see an increase in the number of Buoys being installed over the year---- currently there are not many buoys being used and we urge the owners to rent or sell to those in our community looking to avoid installing new.

• If you do plan to install a new buoy, please follow the Transport Canada Buoy guidelines and any applicable local, provincial regulations.

• Use a reputable diving company for the installation with sufficient anchor weights for the size of boat.

• Keep at least a 20m radius from others. If a buoy is placed that obstructs navigational waterways, (straight out from both sides of the boat launch area to the lake), it will be reported and be suggested that it be moved or removed.

• Please remember the right of way must stay clear of all hazards to allow safe passage on both sides of the boat ramp dock heading straight out to the lake. No buoys can be placed in front of upland property owners without their permission.

• Keep in mind that buoys are private property and should be treated as such. If you have any questions, please feel free to contact me.

Regarding our aging infrastructure, we suggest a move ahead to attain a budget estimate for replacing the docks. This will help provide a clearer picture of how to manage the cost in the coming years.

Andy Coulombe, Director-at-Large

LECA Resources Report 2025

The resource directorship includes supervision and decisions of repairs and maintenance of the beach, the swim and boating docks. Here is a list of issues and items addressed in the past 12 months

-In April 2025, two pilings on the swim dock were repaired and sleeved.
-Two marker buoys were placed on the outer edges of our buoy grid.
-Recovered swimming area floats.

-Boat dock had defective uprights and top deck boards replaced.
-New bumper strips were installed where needed.
-Materials were in stock and labour was provided by a group of volunteers.

-A retaining wall is being installed to better separate and support the upper north beach area from the lower beach area.

-Additional sand will be required at the end of the retaining wall project.

-Fiberglass top of the swim float platform was repaired and painted by volunteers. Similar repairs were made to the swim ladders and the slide to address some stress cracks.

-Beach cleanup for this year will be scheduled for **June 6 at 9 am**.
We're looking forward to seeing our traditional good turnout for this event.

I would like to thank all the people who volunteered their time and expertise in making our community beach as wonderful as it is. Without a strong base of volunteers our beach area costs would substantially increase …. thank you once again.

Jon Van Houten, Resources Director

LAKEVIEW ESTATES COMMUNITY ASSOCIATION (LECA)
Proposed Budget for 2026-2027

		Budget 2026 - 2027		Actual 2025 - 2026		Actual 2024 - 2025		Actual 2023 - 2024
REVENUE								
Membership fees		40,000.00		38,850.00		36,900.00		37,050.00
Gate Access Cards		200.00		100.00		-		600.00
Asset Sale		-		400.00		-		-
Interest earned on Surplus funds		2,700.00		4,367.17		2,551.10		1,154.38
TOTAL REVENUE		42,900.00		43,717.17		39,451.10		38,804.38
EXPENSES								
Accounting Fees		-		-		-		1,005.00
Legal Fees		2,500.00		289.04		10,295.53		284.74
Bank charges		100.00		119.50		132.00		144.00
Property Tax Assessment		250.00		221.03		209.22		209.33
Communication		750.00		708.53		80.64		211.89
Firesmart		-		-		89.60		-
Insurance (Director & Beach liability)		4,800.00		4,187.00		4,229.00		4,295.00
Office supplies		175.00		106.39		196.93		199.73
Social Program		600.00		471.45		482.64		468.41
Room Rental		600.00		446.25		577.50		379.05
Miscellaneous		200.00		-		-		70.10
Resource Management								
Beach maintenance	9,000.00		13,676.92		2,925.09		4,204.05	
Gate Access Cards	-		-		-		265.30	
Gate Contribution	1,500.00		450.00		900.00		900.00	
Washroom maintenance	4,500.00		4,000.00		4,000.00		4,000.00	
Garbage removal	-		-		-		-	
Sewer & Water	1,500.00		1,236.58		1,140.36		873.56	
BC Hydro	300.00		275.36		136.86		151.85	
Physical Resources	9,000.00		6,739.87		8,295.00		12,558.00	
Total Resources Management		25,800.00		26,378.73		17,397.31		22,952.76
TOTAL EXPENSE		35,775.00		32,927.92		33,690.37		30,220.01
NET SURPLUS		7,125.00		10,789.25		5,760.73		8,584.37

Bruce Wilson, Treasurer

Linda Smith, Secretary