



# CPCA 2014 AGM

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AGENDA – August 10, 2014

# **PRIVATE BEACH**

**Columere Park  
Community Association**

## **MEMBERS ONLY**

**PATROLLED BY**



**Valley Hawk  
SECURITY**

**250.688.4295**

# Call the Meeting to Order and Welcome

- Welcome to all Community Guests to this 2013/2014 Agenda





# Introduction of Your Board

- Your Board members are volunteers providing the best Governance they can on behalf of Columere Park Community (CPCA)
- They are: VP-Ted Wood
- Treasurer-Bonnie Semeschuk
- Secretary-Norma Grace Scott
- Directors-Jim Bland, Jim Waddell, Paul Roggeman, Gerry Powers, Ted Hart, Mike Lelek and Kevin Hughes
- President-Garry Gray
- We hope the pancake breakfast that Jim Bland and his band of volunteers has provided put you in a great mood. Please let's give them a round of applause for a great breakfast!

# Review and Approval of 2013 Minutes

## *Norma Grace*

- Review of 2013 Minutes
- Seconder
- No further errors, omissions or discussion your vote

# President's Comments and CP Rail Guest Speaker on Railway

- We have special guests today from CP Railway to speak to us about the dangers, concern and risk associated with our track crossings. As you all know we had an incident on the tracks the May long weekend with kids playing chicken with the train. Through the rumor mill we are aware of the families involved, and their guests. I must emphasize that as parents you are responsible for your children and guests!
- Our corrective action has included a stern letter to prosecute culprits caught playing on the tracks, sent to the community, discussions with Police and CP Rail. We sent a letter to the Community indicating you will also loose your beach and marina privilege's. We have just posted a new sign as you enter Columere indicating Private Beach and CP Rail have provided 2 signs by the tracks. This is a serious issue with both the safety of your families, the beach and our property values at stake (100K/ 26 million), if we were to loose these crossings. We will never forgive ourselves, if someone is killed and this would change things forever.
- I will now call on Domenico Fruncillo and Constable Mark Tataryn to talk further on this. We will field some questions after their talk.

# East Kootenay Invasive Plant Council

- Cathy Conroy
- Aquatic Invasive Species
- [www.ekipc.com](http://www.ekipc.com)
- Email: [columbialakess@shaw.ca](mailto:columbialakess@shaw.ca)

# 2013-2014 Financials

## *Bonnie Semeschuk*

Columere Park Community Association					
Comparative Balance Sheet					
	As at 04/30/2014		As at 04/30/2013		Difference
ASSET					
Current Assets					
Petty Cash	0.00		45.99		-45.99
GIC's	20,516.95		20,180.50		336.45
GIC - Lion's Club	0.00		0.00		0.00
Chequing Bank Account	13,523.61		2,307.48		11,216.13
Total Cash		34,040.56		22,533.97	11,506.59
Accounts Receivable	7,000.00		4,125.00		2,875.00
Total Receivable		7,000.00		4,125.00	2,875.00
Total Current Assets		41,040.56		26,658.97	14,381.59



# 2013-2014 Financials

Capital Assets				
Sundry Capital Items	8,649.56	8,649.56	0.00	
Tables and Benches	1,192.36	1,192.36	0.00	
Outhouse	3,500.00	3,500.00	0.00	
Storage Shed	5,604.95	5,604.95	0.00	
Swim Docks	2,971.02	2,971.02	0.00	
Swim Buoys	4,504.49	4,504.49	0.00	
Basketball Pad	7,515.80	7,515.80	0.00	
Kayaks & Paddle Boards	5,987.44	5,987.44	0.00	
Park Signage	2,053.00	2,053.00	0.00	
Beach, Gardens, Landscaping	21,787.89	14,438.58	7,349.31	
Parking Lot & Bulletin Board	6,574.55	6,574.55	0.00	
Fences and Gates	2,630.94	2,630.94	0.00	
Benches	2,602.75	2,602.75	0.00	
Irrigation System and Panel	10,267.36	10,267.36	0.00	
Tennis Court and Netting	26,804.24	26,804.24	0.00	
Tether Ball and Post	250.00	250.00	0.00	
Beach Water 2002 Improvements	18,068.93	18,068.93	0.00	
Beach Shelter	6,850.90	6,850.90	0.00	
	-	-		
	129,489.25	124,530.37	-4,958.88	
Accumulated Depreciation	0.00	0.00	0.00	
Fireproof Filing Cabinet	0.00	0.00	0.00	
Land	2,213.50	2,213.50	0.00	
Total Net Capital Assets	10,540.43	8,150.00	2,390.43	
TOTAL ASSET	51,580.99	34,808.97	16,772.02	

# 2013-2014 Financials

LIABILITY					
TOTAL LIABILITY		0.00		0.00	0.00
EQUITY					
Members Equity					
Members Equity - Previous Year		34,808.97		39,846.41	-5,037.44
Current Earnings		16,772.02		-5,037.44	21,809.46
Total Members Equity		51,580.99		34,808.97	16,772.02
TOTAL EQUITY		51,580.99		34,808.97	16,772.02
LIABILITIES AND EQUITY		51,580.99		34,808.97	16,772.02

# 2013-2014 Financials

## Columere Park Community Association Comparative Income Statement

	Actual 05/01/2013 to 04/30/2014	Actual 05/01/2012 to 04/30/2013	Difference
REVENUE			
Sales Revenue			
Memberships Annual Current Dues	50,800.00	32,140.00	18,660.00
Non Current Year Membership Dues	0.00	375.00	-375.00
Uncollected Membership Dues	-4,000.00	-4,255.00	255.00
Interest GIC's	336.45	180.50	155.95
Keys	365.00	240.00	125.00
Donation	0.00	0.00	0.00
Other Revenue	25.00	995.00	-970.00
Fund Raising	0.00	190.00	-190.00
Net Cash Sales	<u>47,526.45</u>	<u>29,865.50</u>	17,660.95
TOTAL REVENUE	<u>47,526.45</u>	<u>29,865.50</u>	17,660.95

# 2013-2014 Financials

## EXPENSE

### General & Administrative Expenses

Community Barbeque	1,267.91	1,131.63	136.28
Beach Maintenance Contract	7,000.00	6,900.00	100.00
Beach Toilet Supplies and Pump out	656.96	573.44	83.52
Beach Shed Expenses	0.00	0.00	0.00
Water Testing	0.00	0.00	0.00
Community Events	892.43	1,515.99	-623.56
Donations	0.00	3,100.00	-3,100.00
Depreciation & Amortization Expense	4,958.88	5,940.72	-981.84
Insurance	7,383.57	6,299.56	1,084.01
Interest & Bank Charges	149.05	7.50	141.55
Keys and Card Key Purchases	0.00	271.95	-271.95
Land Lease Fees	56.00	0.00	56.00
Legal & Registration Fees	65.00	25.00	40.00
Newsletter	0.00	1,447.95	-1,447.95

# 2013-2014 Financials

Taxes	750.95	376.66	374.29
Office Supplies	731.09	404.43	326.66
Repairs - Tennis Court	0.00	1,064.00	-1,064.00
Repairs - Irrigation	568.96	449.15	119.81
Repairs - Outhouse	0.00	358.40	-358.40
Repairs - Beach Fencing & Parking	1,053.24	363.25	689.99
Repairs - Canoe, Kayaks & Paddle	78.75	190.89	-112.14
Repairs - Benches	89.47	0.00	89.47
Repairs - Garden	73.92	85.12	-11.20
Repairs - Playground	0.00	156.13	-156.13
Repairs - Beach Supplies	441.93	1,860.43	-1,418.50
Signage	0.00	333.53	-333.53
Trees	0.00	369.11	-369.11
Security	4,259.90	1,515.84	2,744.06
Locks and Keys	0.00	0.00	0.00
Website	<u>276.42</u>	<u>162.26</u>	114.16
Total General & Admin. Expenses	<u>30,754.43</u>	<u>34,902.94</u>	-4,148.51
 TOTAL EXPENSE	 <u>30,754.43</u>	 <u>34,902.94</u>	 -4,148.51
 NET INCOME	 <u><u>16,772.02</u></u>	 <u><u>-5,037.44</u></u>	 21,809.46



# Present Current Years' Budget

- Budget vs Actual to date

## COLUMERE PARK

2014-2015

	2013-2014	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	TOTAL
														0
Memberships	51400	51600												51600
Uncollected Memberships	-7500		-7500											-7500
Interest GIC	250												250	250
Keys	120		350											350
Other Revenue	25				1000									1000
Newsletter Advertising	105													0
<b>Revenue:</b>	<b>44,400</b>	<b>51,600</b>												<b>51600</b>
	-													-
Association Filing Fees	25		-	-	-	-	-	-	-	-	-	-	-	-
Community BBQ	1,500		-	-	1,600		-	-	-	-	-	-	-	1,600
Beach Maintenance Contract	7,000	1,600	1,600	1,600	1,600	1,600	-	-	-	-	-	-	-	8,000
Beach Toilet Supplies and Pump out	600	20	20	20	20	20	350	-	-	-	-	-	-	450
Beach Shed Expenses	-		200											200
Community Events	850	325	325	300	350		-	-	-	325	-	-	50	1,675
Amortization	5,400	450	450	450	450	450	450	450	450	450	450	450	450	5,400
Insurance	6,500	630	630	630	1,405	630	630	630	630	630	630	630	630	8,335
Land Lease fees					100									100
Legal and Registration	1,000	25			-	-	-	-	-	-	-	-	-	25
Newsletter	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Taxes	400	22	750		-	-	-	-	-	-	-	-	-	772
Office Supplies	450	350	-	-	-	-	-	-	-	-	-	-	-	350
Repairs - Tennis Court	500		-	-	-	-	-	-	-	-	-	-	-	-
Repairs - Irrigation	400	400	400		-	-	-	-	-	-	-	-	-	800
Repairs - Outhouse	500		-	-	-	-	-	-	-	-	-	-	-	-
Repairs - Beach Fencing & Parking	650	200	-	-	-	-	-	-	-	-	-	-	-	200
Repairs - Canoe, Kayaks & Paddle	400	400												400
Repairs - Benches	150		-											-
Repairs - Garden	100													-
Repairs - Playground	400		-		-	-	-	-	-	-	-	-	-	-
Repairs - Beach Supplies	1,650		250	120	-	-	-	-	-	-	-	-	-	370
Signage	-			300										300
Trees	1,000													-
Security	4,800		-	3,757	3,757	-	-	-	-	-	-	-	-	7,514
Locks and Keys		500												500
Website	170	100	160	-	-		-	-	-	-	-	-	-	260
<b>TOTAL EXPENSES</b>	<b>34,945</b>	<b>5,022</b>	<b>4,785</b>	<b>7,177</b>	<b>9,282</b>	<b>2,700</b>	<b>1,430</b>	<b>1,080</b>	<b>1,080</b>	<b>1,405</b>	<b>1,080</b>	<b>1,080</b>	<b>1,130</b>	<b>37,251</b>
<b>NET INCOME</b>	<b>9,455</b>	<b>46,578</b>	<b>(4,785)</b>	<b>(7,177)</b>	<b>(9,282)</b>	<b>(2,700)</b>	<b>(1,430)</b>	<b>(1,080)</b>	<b>(1,080)</b>	<b>(1,405)</b>	<b>(1,080)</b>	<b>(1,080)</b>	<b>(1,130)</b>	<b>14,349</b>

# 2013 Project Reports

## *Jim Bland & Paul Roggeman*

- 2013 / 2014 Projects Completed
- Projects are listed on posted boards

Beach Shoreline Restoration (Barry Cerny, Jim Bland, Gerry Powers, Brian Semeschuk, Garry Gray, Chris Rae & Don)

- Tennis Court Drainage-Still being evaluated
- Community Survey-Strong consensus to proceed with the Tennis Court repairs and keep GIC around 20K
- Remove and re place canoe racks

The background of the slide is a photograph of an outdoor tennis court. The court has a red surface and is enclosed by a chain-link fence. In the background, there are green trees and a range of mountains under a clear sky. The text is overlaid on the top left of the image.

# 2014 Projects Underway

## *Garry Gray*

- We have significant work done already this year mostly due to feedback from the community by Survey.
- Projects:
  - Tennis Court Fencing Repair –Completed
  - Tennis Court Re-Surfacing –Completed
  - Parking Lot Entrance Paving –Completed
  - Fireproof File Cabinet for historical records-Completed
  - Kayak Racks –not yet completed
  - Cabinet Floor Stiffening-not yet completed
- Beach / lawn maintenance contract-Paul Roggeman

# Website Presentation

*Mike Lelek*

- Website Demonstration and capabilities
- <http://www.columerepark.ca/wp/>

# Survey Summary

## *Mike Lelek*

- Survey results



Columere Park 2014  
Survey Results

March 20 2014



# General

- Admin Changes – (Garry Gray)
  - Dual Signature Cheques
  - Accounting on Simply reconciled to the bank
  - No or little mail outs saving \$1500.00
  - No password for website access once approved and all minutes posted within 2 weeks of approval
  - Registered Constitution only
  - Build up of member e mail data base for communication
  - Third party member review of Accounting
  - Simplified website access
  - Fundraising to buy down social events
  - Presidents e mail
  - Letters to Community

# General

- AGM Changes to August:
  - Mentoring of New Directors (primary reason)
  - Allowing time to close out Year End
  - We realize this caused some confusion and we are in transition but we ask that you let us try and see how this works over the next few years. Quote: All change is not progress, but all progress requires change!
- Security – (Norma Grace / Garry Gray)
- Daytime
- Nighttime

# General Cont...

Dogs on the Beach – (Paul Roggeman)

Beach Toys – (Ted Wood)

Kayaks

Paddle boards

Tether Ball

Bocci and Horse Shoes

Canoe Racks & Lockups

- Fire Safe-Jim Waddell
- Conservation Society-Ted Hart
- Community Sewage Pump out – Gerry Power
- Community Barbeque – Norma Grace
- Directorship Model – (Garry Gray)
- We can have up to 12 Directors on our Board. I believe that we all must contribute at some time. We have several family's that don't pay, complain constantly and don't attend the AGM. I would suggest, that if you are not involved and properly informed you have become part of the problem! Please consider a Board role or volunteering in the future! Many hands make light work and we need your help.



# General

- Our Board model is to provide governance on behalf of our wonderful community and all that entails. We are finding that over time we are also the primary volunteers for construction and maintenance ultimately contributing to reduced costs for community, burn out for the Board.
- We will probably be shifting to a formalized system in the near future, whereby each Director has a role more as a co- coordinator with specific duties reporting back to the Board, utilizing member volunteers.
- Over the next year we will be implementing a formalized system for suggestions and complaints rather than directly to the President or Board Members. Please remember we are volunteers!
- We will also probably start seeing some increased costs for some maintenance items such as sprinkler repair and other maintenance from Beach property damage etc.

# General

## Closing Comments –Garry Gray

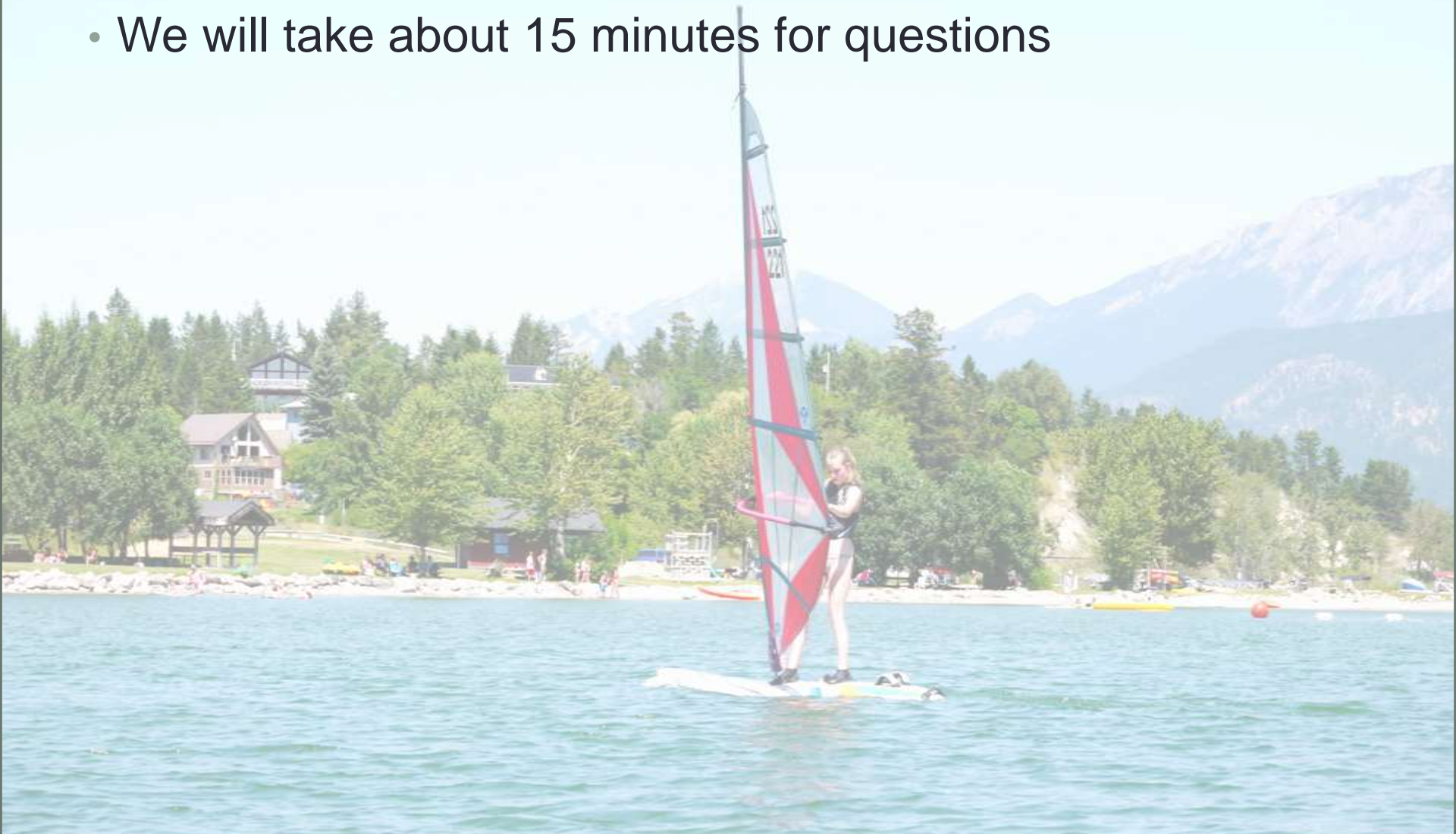
- Beach Private vs Public
- Security Monetized at \$32.00 per household at \$8,000 cost
- Looking at longer term solutions such as gates, fencing, camera etc.
- Break-ins and vandalism /partial solutions
- Member concern re Fire ban on Fires, website: [bcwildfire.ca](http://bcwildfire.ca)
- Thanks to the volunteers who help keep our community spirit alive and costs down (Chris)
- In closing I want to thank all the community and this Board for the support this last year as we worked towards better governance and transparency for the continued success of CPCA and our community.



# Question and Answer

## *Garry Gray*

- We will take about 15 minutes for questions



# Elections

## *Ted Hart*

- Directors to replace: Ted Hart, Jim Bland, Norma Grace Scott, Gerry Power, Ted Wood, Garry Gray.
- Each family can have one representative to vote for elections, if they are a registered homeowner on title.
- Positions to fill : Election of - President
- Candidates: Carleen Hamdon, Glen Baumbach, Bruce Littke, Garry Gray, Val Bracken, Brett Lomore.

# Call for 15 Minute Directors Meeting

- All Board members to stay back for 15 minutes.
- Positions to appoint
- VP-
- Secretary-
- Establish first meeting date
- Update e mail list

# Meeting Adjourned

- I would now like to thank you again all for the support you have given us all this past year.
- The minutes of this meeting and power Point will e posted on the website.
- Meeting Adjourned!

All

