

CPCA 2013 AGM held in Coy's barn, May 19, 2013

Pancake breakfast 9am.

Meeting 10 am.

Welcome and call to order: President Harley Calkins

It was confirmed a quorum is present.

Guests: RCMP Staff Sergeant Marko Shehovac shared information with the assembled group about the area for which the detachment is responsible, the 8 members and the 50 volunteers and the variety of policing they provide. Fondly referred to as Marko, Stg. Shevac was entertaining and practical in his delivery. This area is not a 24/7 detachment, therefore, after hour calls go to Kelowna and are responded to by their priority. If no one is in imminent danger it is often left until morning. The detachment priorities are to profile offenders in drug and alcohol abuse, and visibility. Marko complimented Columere Park for their reputation as a safe community. Neighbors watching the property of neighbors, adults controlling the behaviour of young people both help to maintain that reputation. With the much desired private beach, he recommended we hire night security until the kids get the message that this is not a place to party. If a private citizen were to call in a noise and/or damage complaint concerning young parties on the beach it would not receive the same weight as a professional security company.

Fire Chief Jim Miller attended to discuss better fire prevention within the community. Mr. Miller stressed prepping our homes and property and adjacent property. He suggested a committee could be formed to clean up vacant lots or seldom used homes. Crown land within Columere would be the responsibility of Forestry, which continuously work at removing the fuels. Fire Chief discussed the Mobile Sprinkler Unit which is capable of spraying homes in a firestorm. With such an occurrence, the firefighters would focus on homes that could be saved. Homes surrounded by brush, with cedar shakes or far from a fire hydrant are more likely to burn. It was confirmed that Ron Rutledge tests the fire hydrants twice yearly, using a Vernon company. The Region District Forestry contact person for this area is Melanie Monroe.

President Harley Calkins thanked our guests attending the meeting. They graciously thanked us and left.

Minutes of the 2012 AGM Ted Hart read the highlights of minutes.

Reported by Secretary Norma Grace Scott

Ted Hart moved the adoption of the minutes as highlighted. Seconded by Royal Burritt. Carried

May 2013 Correspondence from Wendy Booth on status of the "**secondary suites**" bylaw

"The RDEK voted not to proceed with the blanket Secondary Suites bylaw for Area F. However, some areas were excluded, (Toby Benches, Panorama, new subdivisions). If an individual property owner wishes to apply for the SS, they are free to do so and each one will be treated on an individual basis. Currently there is an application moving forward to public hearing in Windermere. I haven't heard of any interest for any in Columere Park. That doesn't mean there isn't any, I just don't know about it."
Wendy Booth, Director Area F, RDEK"

Letter of appreciation from **Nature Conservancy** of Canada

***"We have attempted to get the minutes onto the website in a timely manner and have had a few glitches this first year. We are working at getting things worked out and hopefully the second year will be smoother. The password is on the agenda. Brian is in the process of revamping some of the site. We thank Brian and now Cathy McIntosh for all of their work." Norma Grace

Financial Report read by Jim Bland in Marlene Binda's absence.

The financial results for the Columere Park Community Association for the year 2011/2012 are:

Total revenue for the year was \$29,865.

During this fiscal year we invoiced in members' dues = \$32,140.

Uncollected member dues for this period = \$4,255. These uncollectible have been approved for write off by the board.

With write-offs taken into account our total revenue collected on member dues = \$27,885 which translates to = 223 lots or 87% paid.

In addition to the member dues, we also generated \$1,606 of revenue comprised of the sale of keys and fundraising i.e. annual barbeque 50/50 draw and interest. In addition \$375 in prepaid membership dues were received in April, for the upcoming year 2013/14.

Our Total cash expenses for the year = \$28,962 (net of depreciation) with the top expense categories being:

- Beach & Toilet Maintenance = \$7,473
- Insurance = \$6,300
- Family Barbeque = \$1,132
- Donation = \$3,100 (Nature Conservatory Lot 48)
- Irrigation = \$1,559
- Community Events = \$1,516 (AGM breakfast, shoreline cleanup, New Years Fireworks)
- Newsletter = \$1,448
- Tennis Court Repair = \$1,064 (Resurfacing)
- Beach Supplies = \$1,860 (Refuse & Recycle Bins)
- Security = \$1,516

Therefore we had a net cash gain for the year = \$903 again net of depreciation. Taking into consideration the one-time donation of \$3,100, the gain for the year would have been \$4,003.

We began the year with \$23,224 in cash, we used cash this year of \$690 to cover the following:

- plus our cash income of \$903
- plus our decrease in receivables of \$130
- less capital assets purchased \$1,723 (Paddle Boards)

= gives us a total cash on hand at year end of \$22,534.

In summary, our community association has:

Net depreciated Capital Assets of \$8,150, and cash on hand of \$22,534 = yields a total member equity of \$30,684. (Equity per balance sheet of \$34,809 less accounts uncollectable \$4,125).

We invite all to come and view the financials displayed. Please note the 4 year comparative chart moved uncollected dues back under Expenses simply to enable the comparison year over year. In 2012 and going forward uncollected dues will be shown under Revenue as a loss.

Pat McCormick moved the financial report be accepted as read. Seconded by Royal Burritt, Carried.

Event and Project reports:

Tennis court report by Garry Gray

Garry thanked the volunteers who fixed the fencing at no cost; Kevin Hughes, Ted Wood and especially Brian Semeschuck. The surfacing will be scraped down and a color match done before summer.

Garry also reported on the repair of the roofing on the gazebo and pump house caused by beach partiers. The garbage barrel was removed to discourage kids from going onto the pump house.

Barbecue report Jim Waddell

Jim thanked Norma Grace Scott, and her assistants, for their contribution to the last 5 years of barbecues. He invited people to sign the "Columere Runs on Volunteers" sheets that are passing around the tables. The date for this year's event is August 17 starting at 3pm. Jim is looking forward to taking the lead on this popular event.

Playground & Beach Maintenance report Gerry Power

Gerry reported on the repairs made to the irrigation system. The playground equipment was safetied with the removal and powder coating of its parts. Gabby Laub was awarded the contract for maintaining the beach & toilets. Dehart has offered us a 'deal' (\$60 reduction) on the pump-out of the toilets and personal property septic pump-out with multiple bookings. Let Gerry know if you would like to have your tank pumped this fall.

Security Daytime

report Norma Grace

Beach Entrance Security: Due to the effectiveness, it was decided to increase the number of days from 12 to 16 budgeting \$100/day. Total: \$1600.00 Last summer an average of 7 vehicles/day were turned away. Because we are increasing we have 3 gentlemen lined up to share the job. Two of the three have done this job for us in previous years. Be prepared to give your Columere address as your 'code word' for security this summer. The board was challenged on hiring this security. NG justified this expenditure because of the history of outside people coming to our private beach and the frustration of being unable to control this. This will be the third summer of hiring security. The first year of 6 days turning away an average of 30 vehicles/day, second year of 12 days turning away an average of 7 vehicles/day shows the effectiveness of this expense. There was a question as to why the board didn't bring this decision to the AGM for approval. It was explained that the Board of Directors has a policy of bringing any expenditure of over \$3000 to the community for approval, is elected to represent the community and its best interest and therefore has the responsibility of making such decisions on behalf of the members.

Night time Security: Report by Harley, with input from Ted Wood and Jim Bland on the importance of providing the community protection against the partying youth on the beach at night and the possible repercussions of these actions. The reasons for this need are the reported and witnessed behaviour of those irresponsible youth, many of whom have no connection to Columere Park. (person passed out on the RR tracks, CP reports on beer bottles and cans thrown at the train, youth standing on the tracks taking photos of the train coming toward him or her, broken bottles in the sandbox, damage to the gazebo and pump-house roofs). Harley has consulted the security company, Valley Hawk Security Inc. out of Invermere, to do the night security.

There was a good general discussion, in which many ideas were brought forward and will be set in motion. Beach closure time will be changed from 10 pm to 11 pm. The formation of a youth group where the parents step up and get the kids together and hear what they want (that could be supported by the community) was positively received. Jim Bland also spoke to the liability issues for the CPCA, directors and community.

Jim Bland moved to allocate funds to hire a Security Company to do 20 random nights of security for a cost of \$3200. Seconded by Brian Semeschuck. Question: Overwhelming majority. 3 opposed.

Landscaping - Jim Bland reminded members, if they want to make a donation to the Columere Park Community Association in the form of a memorial bench, tree or other gift to the landscape of the community property, these gifts will happily be accepted by the Board on behalf of the members. It may be a good idea to check on what is needed in the landscaping plan.

Harley Calkins advised us the canoe racks east of the marina will be removed shortly. We will be cleaning up the area around the racks at the S. end of the beach, and realigning the existing racks. Community members are asked to PLEASE take their watercraft home to store for the winter. Pres. Harley complimented Chris Rae on the fantastic job done of the marina.

Barn Dance: Harley reported the Barn Dance will be held on July 20 this year. Tickets are available at \$30 per person and can be purchased from him at any time. He is also looking for donations for the Silent auction. The bear proof recycle and garbage container purchased for the beach was from the proceeds of the Silent auction at last year's Barn Dance and dinner. Norma Grace told the assembly that this event is outside the scope of the CPCA. Harley Calkins has been solely responsible for this extremely popular and enjoyable party. His efforts are greatly appreciated.

New Business:

1.) Constitutional Change due to the change not being displayed correctly in the brochure, we will dispense with the change to the constitution this year.

2.) Projects and Major expenses:

- Shoreline repair: Garry Gray reporting

Due to the extremely high water levels last spring, about one foot of soil and sod, has been washed out behind the rocks on the beach. Garry reported that, in consultation with Chris and Dave Rae, several loads of small rock and fill with 2 loads large rock at a cost of \$6 to \$8 thousand would be needed to repair, improve and stop further damage to the beach caused by the high water erosion. Chris Rae has offered to contribute the bob cat and labour at a reduced rate to help with the repairs. Reseeding will also need to be done. There are areas that need to be replaced and built up. It was asked if these repairs could be done in stages. The answer is yes, but the lease agreement with the Raes states that the Community Association is responsible for the upkeep and maintenance of this area. Ron Rutledge confirmed that when the original rocks were installed, the capital was from three sources; the CPCA (\$17,800) and Dave and Donna Rae, and Columere Waterworks. It was agreed the Association is responsible for maintaining the shoreline. This will be done in the Fall of 2013 with Garry Gray spearheading this project.

- Drainage of tennis court Harley Calkins

A spring has developed across from Lot 4. Harley, a rep of the Minister of Transportation, Bob Coy and Ron Rutledge met in late February and devised a plan to divert the water. The land will need to be reworked (with appropriate approval) so the water goes North along the road allowing it to drain into the pond.

Harley suggested we partner with the Minister of Transportation to address the drainage issues in order to preserve the tennis courts. He estimates the cost of \$6000 will be required for the drainage repairs.

3. Membership dues Presented by Jim Bland

History: The last increase in dues was brought to the AGM in May of 2005, at which time it was agreed upon by the membership and implemented in 2006. Jim continued to explain the rationale of an increase at this time. With the two major repairs that are a result of Mother Nature, at a cost of approximately \$14,000, and the lack of increases in dues, the following comparisons were given:

For just the operating budget (no capital expenditures) and maintaining our current membership:

- by leaving the dues at \$125 we will have a deficit of \$1400.
- by increasing the dues to \$150 we will have \$4,205 for capital expenditures

- by increasing the dues to \$175 we will have \$9,830 for capital expenditures
- by increasing the dues to \$200 we will have \$15,455 for capital expenditures

The total amount required for the projected capital budget is \$14,000.

During an intensive discussion, the Board was complimented on the expenditures of assets such as paddleboards and kayaks, as being good for the whole community, including the kids. The board decision to increase dues this year was challenged.

Norma Grace read from the constitution: Article VI Annual Dues

6.1 Members shall pay such annual dues as may be approved by the Board of Directors and sanctioned by the voting members at a meeting of the members.”

Since the constitution does not say that the increase has to wait one year to be implemented, the membership in attendance agreed to pay an increased fee this year.

The board will continue to keep \$20,000 in GICs for an emergency situation.

Ted Wood moved the CPCA annual dues be increased to \$200.00 this year. Seconded by Jim Ottenbreit.

Question: overwhelming approval of the motion. Against – 6. Motion passed.

An additional payment of \$75.00 can be paid to the CPCA at mailing address 4697 Columere Road, Fairmont Hot Springs, V0B 1L2 or put it in the Drop Box at 4650 Purcell Drive. A second invoice will be sent to those who have not sent the additional moneys by the middle of June.

Other Business:

Columere Park's 55th Anniversary 2014

Donna Rae and John Aitken invited residents, and past residents, to help capture the 55 year history of Columere Park, document information about families who own in the park today and families who have left. You could help by contributing pictures and stories that portray community events, faces of community members, building of homes, changing landscape of the area and the beautiful Columbia Lake. To date there are no firm plans, only documented ideas. The format will be dependent on having enough volunteers interested in making this project happen. If you have an interest in volunteering in the following three areas 1) Heading up and organizing the project, 2) gathering information, 3) crating the keepsake, please contact Donna Rae or John Aitken or Norma Grace Scott. A minimum of 12 volunteers are needed to proceed with this celebration.

Columbia Lake Provincial Park – Harley reported on a meeting of the BC Provincial Parks and local community association contacts. The Primary Role of the Prov. Park, across the lake remains, to protect a remnant grassland ecosystem and essential wetland habitat along the Eastern shores of Columbia Lake. This unique area is home to 'at risk' and vulnerable animals, birds, fish, and vegetation. The Bluebunch wheatgrass june grass found here is only found in one other location in BC. It is also a sensitive cultural area. The secondary role of this park is to maintain lakeshore recreation opportunities. The roads leading to this nearly pristine area, are in need of improvement. In order to make the park accessible for hiking, mountain biking, kayaking, fishing, photography, rock climbing and picnicking, it is proposed to repair the damage done by vehicles. In an attempt to preventing future damage, by providing planned public access that has low impact on park values. The project proposal includes access road and park entrance, parking lots and turn-a-rounds at trailheads. The presidents of each community association in the area and representatives from Fairmont Resort were asked to bring this information to their community associations. They are asking for endorsement prior to continuing with any planning.

Election of Board of Directors:

Ted Wood and Norma Grace Scott ran the election with the assistance of John Aitken

The following Resident directors' terms are up as of this AGM and their intentions:

Harley Calkins – President - not running for re-election to the board

Barry Cerny - Director not running for re-election to the board

Jim Waddell - Director will run for re-election

Volunteers who would like to fill the Resident positions:

Jim Waddell John Aitkens nominated Jim Waddell Secunder: Diane Sawatski

Paul Roggeman Angela Galipeault nominated Paul Roggeman Secunder: Royal Burritt

We need one more resident member. Since there were no nominations or volunteers, the board will seek to fill the position.

Election of the Non Resident Directors:

The following Non Resident Directors' terms are up as of this AGM & their intentions:

Marlene Binda - Treasurer/Director not running for re-election to the board

Jason Vincent – Director not running for re-election to the board

Kevin Hughes Director will run for re-election

Volunteers who would like to fill the Non-resident positions:

Kevin Hughes, Isabelle Bujold nominated Kevin Secunder: Brenda Merz

Paula Richardson, Norma Grace Scott nominated Paula Richardson Secunder: Harley Calkins

Mike Lelec, Pat Merz nominated Mike Lelec, Secunder: Bonnie Semeschuk

No nominations from the floor.

Ted introduced the roster of Directors whose term will run from May 19, 2013 to May of 2015.

Election of the President of CPCA

Garry Gray has put his name forward to run as president.

Garry was nominated by Pat Merz, Seconded by Judy Roggeman. There were no nominations from the floor. Garry was elected by acclamation.

Garry Gray thanked outgoing President Harley Calkins for his dedication and for all of the hard work he has done for Columere Park. The gathering showed their appreciation with a hearty round of applause. Garry also informed the meeting of his intentions to continue to bring the community together, to run a tight fiscal budget, and be accountable to the membership.

He thanked everyone for coming and moved the meeting adjourned. Seconded by Harley Calkins