

Columere Park Community Association Annual General Meeting, May 20, 2012

Following a friendly, well received pancake breakfast, the 2012 AGM began with President Harley Calkins welcoming everyone and calling meeting to order.

Minutes of the 2011 meeting were read by John Aitken. The minutes were adopted as highlighted by Royal Burrirt, seconded Pat Merz. Carried.

Financial report was read by Marlene Binda

AGM May 20, 2012 FINANCIAL REVIEW

INCOME STATEMENT

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

Our **total revenue** for the year was **\$33,208**.

During this fiscal year we **invoiced** in members dues = **\$32,625**.

Our 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 = \$28,370** which translates to = **226 lots or 88% paid**.

In addition to the member dues, we also generated **\$583 of revenue** comprised of the sale of keys and fundraising i.e. annual barbeque 50/50 draw and GIC interest.

Our **Total cash expenses for the year = \$30,989** (net of depreciation) with the top expense categories being:

- Beach & Toilet Maintenance = \$7,000
- Insurance = \$6,383
- Family Barbeque = \$1,810
- Beach Toilet & Supplies = \$1,708
- Irrigation = \$1,559
- Beach, Fencing & Parking Lot = \$1,486
- Newsletter = \$1,275
- Taxes = \$1,251 current & past years
- Write off of previous year 2011 uncollected member dues = \$4,375

Therefore we had a **net cash loss for the year = \$2,219**

We **began the year with \$27,869 in cash**

We used cash this year of \$4,645 to cover the following:

- our cash loss of \$2,219

- our increase in receivables is \$120
- the purchase of capital assets of \$6,984

leaves us with a **total cash on hand at year end of \$23,224.**

The asset purchases for \$6,894 included: new swim buoys = \$2,004; Beach & landscaping = \$4,623 and Kayak purchases = \$357.

In summary, our community association has:

Net depreciated Capital Assets of **\$12,367**

+ with **cash on hand of \$23,224**

= yields a **total member equity** of \$39,846 less uncollected dues = **\$35,591** .

The financials were adopted as reported. Approved by Steve Smith, seconded by Royal Burritt

EVENTS AND PROJECT UPDATES:

The project list distributed in the Newsletter, and on display at the meeting, shows that we are right on track.

REPORTS: Flower beds are planted. One planter is herbs for members to use and enjoy.

Kayaks, buoys, and tennis equipment are out. Swim docks will be out soon.

ANNOUNCEMENTS:

Columere Community Multi-family Garage Sale will be held from 8 till noon on June 30.

Shoreline Clean-up will be at 1 o'clock, June 30 Refreshments to follow.

Coy's/Clumere Barn Dance and Dinner is scheduled for July 21. Tickets were available at the meeting and then from Harley. Golf will be \$10/adult, \$5/child. You can book your own tee times that day, let them know it is for the Coy/Columere Barn Dance, and leave your score card at the club house with the starter.

Members' Annual Beach Barbecue will be on Sat. Aug. 18.

Kathy and Mike Guinan have donated 2 kayaks to the community. McSweeney's donated a paddle boat. Thank you to both member couples.

We have 2 Paddle Boards ordered that will be here in two weeks.

The tennis courts continue to be a concern. A discussion of possible solutions took place.

Paul Roggeman and Royal Burritt weighed in. It was suggested that a floating fence or a lower fence may reduce the weight. The board will continue to investigate and see if we can't come up with a solution, with the input of the community and professionals. In the mean time, \$2000 has been allotted for repairs in order for it to be maintained and usable.

CORRESPONDENCE

A letter from the Columbia Lake Relay for Life Team was read. It was inviting people to join the team and to visit the garage sale at Columbia Ridge to support the fight for cancer.

The second letter from Area F - RDEK director, Wendy Booth alerting us to the fact that RDEK is creating a bylaw regarding secondary suites in all residential zones in the Columbia Valley, generated much discussion. Many members expressed concerns over this. Brenda Merz brought up the environmental issues and concerns about lake & beach access. Bruce Little brought up membership issues of renters. Ron Rutledge discussed how the water source would be affected. Utilities are not meant for secondary accommodations. Grant Vernon asked that someone find the building restrictions and criteria for having a secondary suite. Harley will attain this information and put it on the website. After much discussion, it was agreed that we will embark on a letter writing campaign to the RDEK expressing our united opposition to this bylaw. RDEK (including Wendy Booth's) contact information can be found on the Columere Park Community Association website.

MARINA REPORT: Chris Rae, the marina manager, informed members that the Eastside docks have been replaced. Dredging will be done in the fall pending approval. Chris also reminded boat owners that they need to carry their own insurance on their boats.

WEBSITE: Brian McIntosh has agreed to be the volunteer Webmaster. He is making the website exclusive to Columere Park Community Association Members to access. Each paid member has or will receive a pass word to access the site. In this way, we can publish the minutes of AGMs, Board of Director meetings, Newsletter, Project lists, policies, and financials.

NEW BUSINESS:

Harley reminded people of the importance of keeping the culverts and ditches adjacent to their property open and able to drain runoff.

Highway conditions were briefly discussed, since there is no disagreement about their state. Again, community members are encouraged to write letters to our government representatives, sending a copy to Wendy Booth, asking that the entrance to Columbia Lake Road off of Highway 93/95 be made safe. Contact information is on the website.

Nature Conservancy of Canada is having a fund raising drive in order to purchase "Lot 48". Barry Cerny reported on the national and local perspective. Each community around the lake has been asked if they could make a donation. The Board of Directors propose that the CPCA donate \$3000 to this important cause. A passionate discussion ensued. Paul Roggeman said, that since they were so close to the amount they need and the fact that native associations had not yet contributed, he felt there wasn't a need for the community association to donate. Shirley Guimont expressed the importance of keeping the East side of the lake free from development to ensure our lake, for fishing, recreation and community water source be maintained. Others gave similar points of view. Craig Niebor moved that Columere Community Association donate \$3000 to the Nature Conservancy of Canada for Lot 48 purchase. Seconded by Mark Thomas. Carried by an overwhelming majority. Barry Cerny encouraged everyone to make individual donations to this fund.

Royal Burritt requested a garbage can be put near the tennis court.

ELECTION OF DIRECTORS: The election was run by John Aitken.

NON RESIDENT: Due to the resignations of Grant Vernon and Joyce Littke we needed two new nominee. Ted Wood, whose term was up, expressed an interest in remaining on the board.

Garry Gray nominated by Pat Merz; seconded by Ted Wood

Jim Bland nominated by Elaine Doran; seconded by Grant Vernon

Ted Wood nominated by Bruce Littke; seconded by Phil Boyer

RESIDENT: Due to the resignation of John Aitken, we require one new nominee. Norma Grace Scott and Gerry Power would like to remain for another term.

Gerry Power was nominated by Pat Merz; seconded by Harry Mitchell

Norma Grace Scott was nominated by Steve Smith; seconded by Pat Colville

Ted Hart was nominated by John Selzler; seconded by Barry Cerny

With no further nominations, the members were installed by acclamation.

Each new member, who was available, spoke of their passion for the community.

Jim Waddell was installed by the Board to fulfill the vacancy made by France Andestad's resignation. Jim will be finishing this term with a one year commitment.

Election of President: Election was run by John Aitken.

Harley Calkins was nominated by Mark Skoko; seconded by Steve Smith. No other nominations were forthcoming. Harley was voted as president by acclamation.

Harley would like to see the role of President be limited to 4 years. Because it involves a change to the constitution, it will be handled in an appropriate manner.

Harley thanked everyone again and adjourned the meeting.