



## **Annual General Meeting**

**Date:** March 17, 2016

**Location:** 355 North Queen Road, North Vancouver

**Declaration of Quorum:** 73 members, in person or by proxy

### **Approval of Minutes of March 13, 2015**

Moved: Bob Prior, Lot # 171

Seconded: Donald, Lot # 7

Passed: Unanimous

### **Introduction of New Board**

Gate 1: Bill Bowie, Harold Mulzet

Gate 2: Daniel Jensen, Mike Bjelos

Lower Gate 2: Paul Palmer, Chris Malthaner

Gate 4: Robie Thorn, Gary Young

Gate 5: Rose Fast, Jody Wilson

Gate 6: Lydia Bradshaw, Bob Prior

### **President's Report**

- The website has been improved significantly
- Owners are encouraged to become familiar with the site as it contains a lot of information
- People can update their personal information directly by going online, and are encouraged to keep it up to date
- If you need a password for the website, contact Gary Young. You should also be able to access it using the default user and password. The user name and password is usually your first initial and last name
- Once you are in, change the password to ensure your information is secure
- People can also put in ads to sell things or to offer services
  
- There was a discussion of the Land Use Contract - this is the way we hold the land
- BC was using LUC back in the 70s to create strata-like property where the *Strata Property Act* did not allow for it



- The LUC provided a way to circumvent the onerous requirements of the *Strata Property Act*
- BC has decided that all LUCs must be terminated by 2024 - a new form of land management will be required
- Each district that has land use contracts must develop a plan for the replacement form of land management by 2020
- SLRD will consult with LLE and HJD about the structure
- We hope that this might lead to us having bare land strata
- We don't know exactly how this work look, but it may be akin normal strata
- In bare land strata, the strata applies to the land and not the buildings - each land owner owns directly what is on the lot, but the lot is owner as per a strata plan
- This would allow for better financing options as people could get mortgages
- Don't expect much to happen on this immediately - this will take some time to work through
  
- There was a discussion about BC Assessment and taxes - recall we get taxed as per the holding company (DL 4901), and not against each individual lot (other than the improvements tax)
- Bill Hamilton assisted in challenging the land assessment we got last year
- He was successful in getting the value of land lowered by about \$2 million (this lowered our taxes by about \$13,000)
- However, BC Assessment does not agree that the slides lowered the value
- They look at historical value and set the assessment based on that value
- The onus is on us to show the values have dropped
- Because there are no sales, we cannot prove the lower value (BC Assessment uses those sales to set value)
- Until there are more sales where value has dropped it is not likely that BC Assessment will lower the assessed value
  
- Home Owner Grants - this applies to people who live in their cabins full time
- Robie Thorn filed an appeal on his denial to get the grant on his taxes
- He was successful in winning his appeal so people should be able to appeal as well
- It appears that we should be doing one home owner grant application for the entirety of LLE
- Those who think they should get the grant should join in the group application
  
- Cataline Creek Risk Assessment
- The engineers provided three options to solve the problem:
  - Widen the creek to carry 300,000 cubic meters
  - Build a berm at the top and direct to cove outside of LLE
  - Build a retention barrier



- Last year, the membership supported certain guiding principles that the board was to apply to discussions about the creek work
- In dealing with outside agencies, the Board has adopted a "patient, respectful and persistent" approach
- SLRD approved the formation of a working group to address this issue:
  - LLE, HJD, commercial users of the road, BC Hydro, Ministry of Forests, First Nations
- We sought a legal opinion on our ability to sue - we consulted with Dentons Law Firm
- The opinion was that we had a low chance of winning and would be very costly to pursue the litigation
- We wrote our MLA and met with him about financial support
- BC declined any funding
- They said other areas are also at risk and cannot take the risk of a floodgates (i.e., if they fund LLE, they will be forced to fund other places)
- They also rejected that there is a liability on the part of the province
- We also approached the SLRD about funding (but the amounts were not carefully established - the ranges in the engineer's report was too broad and too vague)
- MLA and Area C director attended an LLE board meeting - we believe the staff had given some wrong information and this provided a chance to ensure the decision makers had the correct information they needed
- We are presently in ongoing negotiations with the SLRD about getting money for the drawings (i.e. the actual plans for the work)
- BC has now agreed to cover costs that relate to crown land such as the bridge - when we do the mitigation work, BC will do their work on the bridge
- We also know that the FN have plans to rebuild the road. The estimated cost is \$22 million
- While the engineers presented three options, the Board approved the work plan to focus on diverting Cataline Creek
- We approached the SLRD again for additional funding
- The SLRD agreed to enter into a funding agreement to cover half the engineering costs (their amount would be \$100,000)
- Gary has been working with the engineers to work out a plan to do the drawings
- Two engineering firms have approached us to work together to develop the plan
- March-April - we should have the agreement with the engineers
- They are exploring a change from the proposal approved by the board (i.e., the diversion)
- The initial plan to divert the creek may not be feasible, despite it being our first preference
- We will continue to look for funding sources
- We would then look for a contractor to do the work



- Aug 1 at the lake - we plan to meet with owners and engineers who will set out the plan (this will be a special general meeting)
- How will we decide on that approach to use? By the time we get to a meeting we will likely have a predetermined model to follow - we don't want to do two studies
- The preferred model is #2, as it eliminates all risk
- However, if there is a substantial difference in cost, we may have to rethink which option to follow

### **Treasurer's Report**

- During 2015 - we had some push back from some owners who did not want to pay annual fees in light of the landslide issues
- This has caused some challenges in staying on top of finances, but in the end the funds are good
- We have almost enough in the restricted funds to pay the engineering study
- This year's annual assessment will have more details to allow people to understand what they are paying for (the breakdown is actually on the budget so looking at that would tell people where money is going)
- We are also working with a bank to get an ability to pay fees on line, which should simplify payments
- This year will still likely have to pay by cheque
- We may also look into email transfer to pay annual assessments
- Arrears are at about \$35,000 (down from a historical amount of about \$100,000)

### **Motion to Accept the Financial Statements for the Year Ended December 31, 2015**

Moved: Mike Bjelos – Lot #  
Seconded: Lorna Wise – Lot #  
Passed: Unanimous

### **Proposed Budget for the Year Ending December 31, 2016**

- Proposed budget is \$157,000
- Annual fees will not be changing this year
  - Group 1 - \$1,731
  - Group 2 - \$1,385
  - Group 3 - \$1,213
  - Group 4 - \$1,144
- The budget has \$25,000 for common lot expenses



- This includes some fire protection work, clean up of the lots, repairs to boat launch area
- We budgeted \$60,000 last year and moved down to \$25,000; we actually spent about \$26,000 last year
- The idea of adding a swimming dock at gate 5 for swimming was raised - there would be no cost to LLE
- Owners were told to bring ideas like this to the board for consideration
- This year will give owners until Sept to pay fees. If not paid, the fees will go to a collection agency

### **Motion to Accept the 2016 Budget**

Moved: Mike Bjelos – - Lot #

Seconded: Ralph Stenhauser – - Lot #5

Passed: Unanimous

### **Public Works Committee Report**

- Second micro turbine has been added to power the UV system
- Micro filtration has been added
- We are looking at a new intake for a secondary water source - McCullough Creek
- We have a diesel pump for water but will be moving to a solar powered system
- We are still currently under a boil water advisory
- Work has been done on the roads and common lots
- We have tried a few things to improve dust abatement
- Gate 1 upgrade on common lot. The wrong type of gravel was put and it makes getting up the hill a problem. The quality of crush we got last year was not as stable as we would want.
- We need a size that will not wash out
- This year we would like to widen some of the roads
- Work towards a common specification

Moved: Robie Thorn - Lot #

Seconded: Cliffe Zaste - Lot #

Passed: Unanimous

### **Fire and Safety Committee**

- Daniel and Paul did a fire training session last May
- We will be working with the SLRD to set up an emergency plan for LLE to address a range of risks.



## Governance Committee

- There was a discussion about bylaw issues at LLE
- Examples of types of inappropriate conduct were set out:
  - Loud parties that may go very late in the night or continue over a weekend
  - Large and potentially unsafe fires (which often go hand in hand with the parties)
  - Shooting off of bear bangers and guns
  - Fast driving on motorbikes and ATVs that cause excessive dust, road damage and danger to pedestrians
  - Sites being used to store garbage or which are not maintained at an acceptable level of cleanliness
- The board members get quite a few complaint about things like this
- The bylaws (regulations) provide that fines can be assessed for violations and that for things like lot clean up, the board can clean up a lot and bill the costs back to the owner
- The board hopes that good neighbourly communication will avoid having to go the fine route, but the board will be giving more thought to assessing fines where appropriate
- Owners were cautioned about intervening in loud parties, given the risk can quickly escalate - it was recommended that the police be contacted
- The same advice was given for large fires
- LLE will be slow to take action on their own to clean up a lot but in the right circumstances it is something that may be done, but only as a last resort
- That said, if poor behaviour continues, the Board will have no option but to impose fines

## New Business

- A question was raised about whether the AGM could be done on line. It was thought that perhaps there would be better turn out.
- We will follow up on this
- There was a question about whether we could consider a walking trail around LLE
- Owners were reminded of the very good work that Horst has done in developing some walking trails
- LLE does have a trail plan as part of its long term property improvement plan, but there are other issues to be addressed at this time

Adjournment: 9:20 pm



LILLOOET LAKE ESTATES

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