

Minutes of the AGM held March 22, 2004

Lillooet Lake Estates
Annual General Meeting
March 22, 2004

Minutes – Note taker: Wayne Gregg

7:10 PM – **Share Class Meetings held to elect Directors for 2004**

7:40 PM – **LLE Annual General Meeting called to order**

1. **Declaration of Quorum** – minimum of 68 lot owners present or by proxy. Quorum declared.
2. **Introduction of Directors for 2004**
 - Share Class 1: Dave Arding, Rob Kappeler
 - Share Class 2: Nina Bodin, Mary Henderson
 - Share Class 3: Don Kawano, Wayne Gregg
 - Share Class 4: Robie Thorn, Chris Malthaner
 - Share Class 5: George Henry, Laddy Branda
 - Share Class 6: Vince Poirier, Alan Maten
3. **Presentation** by Jim Pietila, BC Forest Service, on protecting our village from wildfire. For more information about protecting your home and community from wildfire, order a detailed copy of “FireSmart – Protecting Your Community from Wildfire”. Copies available from Partners in Protection, phone (780) 435-7283 or <http://www.partnersinprotection.ab.ca/downloads/index.shtml> or from the British Columbia Ministry of forests, Forest Protection Branch office. For more information on fire prevention, detection, and suppression and burning or travel restrictions, check the BC Forest Service website at <http://www.for.gov.bc.ca/protect/>
4. **Approval of the Minutes of the last AGM Nov. 27, 2002**

Resolution: Approve minutes of last AGM held November 27, 2002, as reported in the February 2004 Newsletter.
Motion: Michael Bailey, Lot 9
Secunder: John Lamoureux, Lot 123
Voting: Unanimous
5. **President’s Report**

George Henry thanked last year’s Directors for all their work on behalf of our community and delivered his “state of the Village” address.

6. **Water Committee Report**

Dave Arding chronicled the year's events surrounding the water works system and the activities of the committee over the past year. He advised that we now have an engineer studying our system and preparing plans and cost estimates.

Resolution: Approval that the Board of Directors be given the authority to investigate and pursue the necessary improvements to our water infrastructure in order to deliver potable water to the community as ordered by the Coast Garibaldi Health Unit.

Motion: Gary Young, Lot 40

Secunder: Shirley Henry, Lot 45

Voting: For – 64 Opposed – 4

7. **Maintenance Projects**

Chris Malthaner provided details on the road, park, and gate improvements planned for 2004. These projects are included in the proposed Budget for 2004.

8. **Fire Protection and Governance**

Wayne Gregg reported on looking for financial assistance, volunteer fire department, change of trustee, LLE website, and parkland at LLE.

Resolution: Approval that the Board of Directors be directed to investigate and pursue the concept of establishing a volunteer fire department, including a fire station for the purposes of housing a pumper truck and fire suppression related equipment.

Motion: Michael Bailey, Lot #9

Secunder: Robert Kappeler, Lot #139A

Voting: Unanimous

Resolution: Approval that the Board of Directors be given the authority to buy back at a nominal price the share certificates for Sites that cannot be built on in order to establish additional green space and parkland at Lillooet Lake Estates.

Motion: David Boyle, Lot #1

Secunder: Robert Ekholm, Lot #53

Voting: For – 30 Opposed – 28 Motion passed.

9. **BC Hydro and Telus Report**

George Henry brought the members up-to-date on the status of bringing hydro and phone service to LLE. He also said that the survey of the distribution of electricity throughout LLE is currently underway. We hope to have an estimate of costs soon.

Resolution: Approval that the Board of Directors be given the authority to investigate and pursue the steps necessary to bring electric power and telephone service to Lillooet Lake Estates, and to provide a distribution system throughout Lillooet Lake Estates.

Motion: Don Kawano, Lot #162

Secunder: Bill Bowie, Lot #50A
Voting: For – 67 Opposed – 1

10. Treasurer’s Report – 2003 Financial Statements

Robie Thorn explained the 2003 Financial Statements and answered questions.

Resolution: Approval of the 2003 Financial Statements.

Motion: Gary Young, Lot #40

Secunder: Bill Bowie, Lot #50A

Voting: Unanimous

11. Budget for 2004 and Approval of Proposed Assessment for 2004

Robie Thorn explained the proposed budget for 2004.

Resolution: Approval of the budget for 2004 and proposed assessments.

Motion: Lorne Craig, Lot #47

Secunder: Bill Bowie, Lot #50A

Voting: Unanimous

12. New Business

Road Petition – 64 people signed the petition to improve the lake road.

Hydro Survey – George reminded people to submit their hydro surveys since this information greatly assists our case to bring in hydro.

Cataline Creek – debris torrent flow hazard was raised by lot owners. We have sent a letter to the SLRD regarding the needed work and we will be following up.

Common Lots – needed improvements were discussed.

Break ins – discussed.

Garbage – the need for people to clean up after themselves was raised and the need for a garbage bin that lot owners could use was discussed. These issues **require further investigation.**

Parking at Gates – the need for “no parking” signs at every gate was discussed.

Widening of our Roadways – discussed the need to widen our local roads to improve fire safety (fire break) and to allow a fire truck to access the subdivision.

Trustee – further discussion on the change of trustee issue and why it is on hold.

Gate 6 – summarized our lawyer’s letter to the SLRD regarding the Site Plan, Gate 6, and the Green Belt.

13. Motion to Adjourn at 11 PM