



Annual General Meeting

Date: March 13, 2012

Location: Holiday Inn, North Vancouver

Declaration of Quorum: 84 members, in person or by proxy

Approval of Minutes of May 3, 2010

Moved: John Lamoureux, Lot #123

Seconded: Arthur Green, Lot #124

Passed: Unanimous

Introduction of New Board

Gate 1: Bill Bowie, Harold Mulzet

Gate 2: Paul Palmer, Mike Bjelos

Lower Gate 2: Daniel Jensen, Chris Malthaner

Gate 4: Robie Thorn, Gary Young

Gate 5: Andy Cochran, Jody Wilson

Gate 6: Lydia Bradshaw, Bob Prior

President's Report

- Robie Thorn expressed his thanks to the 2011 Board, and made special mention of Hugh Fisher and Ralph Steinhauser, who both decided to step down from the Board after many years of service
- The Board dealt with a number of important issues in 2011

Creek Remediation Work

- The Cataline Creek clean up was a major project, given the risk it presented to owners
- At the beginning of the year, LLE had about \$20k for the year for the clean up
- However, Gary Young was able to get \$250k from region to do the engineering assessment and clean up of creek in three key areas
- Three areas were identified as presenting a risk: directly below bridge over the forest service road; bridge area itself and up at the tank farm



- Work was done to widened at base of the creek which will allow for better flow of debris
- The creek safety is a priority for the board and is an ongoing issue – however, but we do not know if any additional funding will come from the authorities
- There was some discussion about whether additional work would be done on the base of the creek where it enters the lake – this is likely not going to happened
- First, that area is fish habitat, so there are significant restrictions on what can be done
- Second, any work would also require substantial widening at the mouth of the creek
- More importantly, the engineers have said this is not a risk area – with the work done higher on the creek, there should be no remaining risk at the lake
- The catchment pond and creek mitigation should eliminate the risk

Water Treatment

- We now have a permit from Vancouver Coastal Health to complete the water system – the chlorination and UV systems can be completed
- We do not expect the work to be completed until the spring
- We have the permit and the instruments to do the UV and chlorination – and other materials needed to build
- However, we still need an electrical supply – which would be through a pelton wheel and generator for back up

Fee Simple Title

- The Board has started to make do preliminary examination into converting our current ownership structure into direct ownership through fee simple title
- We have had one conversation with a lawyer – but do not know the steps and costs
- Work in underway to get some background information – will report on this next AGM

Home Owners Grant on Property Taxes

- Some owners are losing their homeowners grant as there is not direct ownership of the land
- The Board has been dealing with the government to address this issue – for now the lot owners will have to pay as assessed – we need to get them to recognize our ownership structure

Motion to Accept the President's Report



Moved: Doug Rempel – Lot #6
Seconded: John Lamourea – Lot #123
Passed: Unanimous

Treasurer's Report

- The Treasurer, Mike Bjelos, reported that his first goal of the year was to address the significant arrears
- He reported that through a persistent approach to arrears, they are now down to about \$60,000 - \$35,000 of which is for one owner alone – and that lot is now subject to sale, after the court finding in favour of LLE in its collection action
- Writ of seizure has been issued and property has been listed for sale
- Bobcat is fully paid for at this time, so that yearly expense is now gone – although we are examining the purchase of other attachments to increase its usefulness to LLE
- Annual assessment for lot owners is not increasing and will be that same that it was last year

Motion to Accept the Treasurer's Report

Moved: Ralph Steinhauser - Lot #25
Seconded: Warner Klassen – Lot #58
Passed: Unanimous

Hydro Presentation

- A presentation was made by a representative of BC Hydro, Rhea LeFluffy, and Gary Young on the possibility of getting hydro to LLE
- Connecting LLE to hydro has been discussed for many years
- In 2003, a survey was done of owners to assess interest in getting hydro – the majority supported the idea
- The problem at that time was that LLE was seen as one lot, due to our form of ownership, and because of this, BC Hydro said we were entitled to one pole paid for at the cost of Hydro
- However, in 2011, we learned that LLE may qualify for a program run by Hydro that provides for hydro to small communities
- Under the program, Hydro provides funding and professional services to become a hydro customer
- However, before they get involved, they want to see substantial community support – the purpose of Hydro attending the AGM was to assess the level of interest
- Under the program, Hydro pays the cost of bringing the power supply to the edge of the community



- LLE assume the cost of installing lines on the common property around the community
- Each lot pays for the hook up to the grid that has been installed with LLE
- Is a daily charge of about 18 cents a day if there is no hydro use (ie if the system is hooked up but not hydro being drawn)
- So, there are three bodies the pay the costs:
 - Hydro pays to get the line to the LLE property line
 - LLE pays to run the lines through the common areas of the estate
 - Individual lot owners to pay to hook their lot into the system
- Hooking into the system once it is installed on the LLE common area is not mandatory – each lot owner can decide if they want to hook up or not
- Some costing has been done based on examination of the plans
- Expected cost is about \$940,000 to install in the LLE common areas
- Have been some discussions with the SLRD for a long term loan to cover the costs of installing the lines in the common areas
- The loan would be paid back through an increase in property taxes
- Provincial government will lend via the local government
- We can borrow at a very low rate and pay back over 20 years
- Would be special taxation area that applies to LLE
- Once hydro has confirmation that LLE will get the loan to cover its share of the costs, there would be an MOU between LLE and Hydro
- Will need approval from the government to have us put on remote communities regulation – once on this list, hydro is obliged to provide service
- Will need hydro approval, possibly regulatory approval and first nations consultation
- Hope would be to start installation in the fall, but that is very optimistic
- Pessimistically would be about a year to get installed
- Once this system is built, ownership is transferred to hydro and they are responsible for upkeep – including tree trimming
- Involves a buried system – buried is about twice the cost of above ground service
- Hydro does not require buried cable – it is up to the community
- There likely not a sub-station at the point where the lines enter LLE – just wire on poles and then into the LLE system
- Cost to install the hydro would likely be about the same as what we have been paying for water on an annual basis (the capital costs we are paying for water) – so the annual fees should not increase – ie – once the water system is fully installed, the capital cost is gone – we just pay the annual water fee for water usage
- For those with a solar power system – the power can be sold back to hydro
- For those without a cabin, power can be supplied as a temporary service to the lot before a house is built
- Would ensure power supply even if a building is not in place



- The owners are not being asked to approve the decision to get hydro – rather approval to continue with the discussions was being sought
- Before a final decision can be made, the owners would have to get final numbers as to cost
- Would likely need a special meeting to have a vote on spending the money on this
- If there is community support, hydro will do more in-depth plan
- Are also examining if we can get conduit for phone service to LLE
- We do not know the potential cost for this as this stage – we do not know if they would be interested
- We would have to assess whether we have hydro do all the work, or sub-contract out the work – will have to assess this later

Motion to approve the board continuing its discussions with Hydro for installation of a hydro connection, including examination of the cost of a loan through the SLRD (the “work plan”):

Moved: Gary Young – Lot #40

Seconded: Harold Mulzet – Lot 57

Passed: 81 approved - 3 opposed

Motion to direct that the plan be based on an underground cable service where ever possible in the sub-division:

Moved: Gary Young – Lot #40

Seconded: Archie Sullivan – Lot #39

Passed: Unanimous

Revised Trust Indenture

- Bob Prior did a presentation on the proposed revised trust indenture
- The intention of the proposal is to try and bring the TI more in line with our current practices
- Rights of owners and duty of trustee does not change
- Major changes deal with finance and our ability to collect outstanding debt
- One key change is a stronger provision to allow us to seize and sell lots
- We also want the power of the board to set an interest rate on debt that is not overly severe, but that will encourage people to finance an inability to pay their fees by borrowing elsewhere
- The definition of special majority was also changed from $\frac{3}{4}$ to $\frac{2}{3}$.
- The goal was to try and get a structure that is similar to strata – that should help on resale



- The proposal was reviewed by Tom Symonds and he approved the wording
- Some proposals for changes:
 - Clause 1.10 will not be changed from the original version – the proposed version has a wording problem
 - Clause 4.3 will be extended to include employees or contractors
- Discussion about the need to trust the board to make decisions – the are accountable to the owners at each AGM
- Was some discussion about clause 4.22 which allows for spending on emergencies – should emergency be defined? There was not consensus that a further definition of what an emergency is required - Likely best to leave this to this discretion of the board, who are accountable to the owners each year
- These amendments do not address the regulations – they will be dealt with at a later date

Motion to amend the LLE Trust Indenture by replacing it with the version that was provided to owners via posting on the LLE Website, subject to the changes set out above

Moved: Bob Prior – Lot #171

Seconded: Daniel Jensen – Lot #84

Passed: Unanimous

2012 Budget Work Plan

- The annual fees will remain the same as last years assessment
- Work on common property was deferred so the cost his higher this year
- Are we including potential expenses for fire suppression?
- Are some items from last year that we did not spend – want to carry it over to next year
- Gate 5 hill needs improved – road is a mess – needs quite a bit of work – need some advice on what is needed
- We have about 25% of lots with a water meter

Motion to Accept the 2012 Budget Work Plan

Moved: Judith Klassen – Lot #55

Seconded: Arvid Issak – Lot #50B

Passed: Unanimous

Other Business

- In the past, we have done mail-outs – but there is a substantial cost to LLE



- We will seek permission from owners to serve them notice by email – owners be entitled to consent to be notified that way and to amend the articles if it is needed
- If the owner does not consent, we will do a paper mailing

Motion to allow owners to consent to notices from LLE to be via email. If an owner does not consent, notice will continue to be sent via regular mail.

Moved: Robie Thorn – Lot #44

Seconded: Rona Maten – Lot #177

Passed: Unanimous

Adjournment: 9:40 pm