

# Lillooet Lake Estates Newsletter – March 2006

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## 2006 AGM

**When: Tuesday, April 4, at 7 PM**

**Where: Holiday Inn, North Vancouver**

Mark your calendars for **Tuesday, April 4**. That is the date of the **2006 Annual General Meeting of Lillooet Lake Estates Ltd.**

The meeting will be held in the Seymour and Grouse Rooms of the Holiday Inn in North Vancouver, just off Highway 1 at Lillooet Road and Seymour Parkway.

The address is: 700 Old Lillooet Road, North Vancouver.  
Phone: 604-985-3111

### Corporate Rates for all LLE Residents at Holiday Inn

The Board of Directors has arranged with the North Vancouver Holiday Inn that, whenever residents of LLE and their families would like to have overnight accommodation in North Vancouver, they will be given the special corporate rate by simply asking for the **Lillooet Lake Estates corporate rate**. This special rate does fluctuate depending on the time of year. The toll-free reservation line to the Holiday Inn in North Vancouver is 1-877-985-3111.

### Voting Restriction for AGM

When you sign in as a lot owner, you normally receive two cards of different colours. One of the coloured cards is for the share class meetings that happen at the beginning of the AGM. The other coloured card is for the AGM itself. Voting restrictions apply to the share class meetings but not to the AGM.

The voting restriction is attached to the Class "B" shares. Paragraph M(3)(f) of Schedule "B" (Regulations) to the Trust Amendment dated January 1, 1999, states that a Section Owner is not entitled to vote at a section (share class) meeting unless all contributions payable for his or her site have been fully paid. One coloured card is given to each paid up lot owner or proxy from a paid up lot owner – one per Site. This card is proof of eligibility to vote at the individual share class (or Section) meetings.

All registered owners of shares and those holding valid proxies are able to vote on all regular resolutions and special resolutions at the AGM. A card of a different colour is given to each lot owner or proxy from a lot owner – one per Site. This card is proof of eligibility to vote on regular resolutions and special resolutions. A show of

cards is required on each vote and the cards are counted. The number for and against is recorded.

## General Meeting Agenda

### 7:00 PM – Registration for voting

The registration of owners and sign-in for voting cards will begin at 7 PM. Please be on time, as you may not be able to obtain a voting card once the AGM begins, and you may miss your share class meeting.

### 7:30 PM – Meeting called to order.

1. **Declaration of Quorum** so meeting can begin
2. **Share Class Meetings** – The first item is to hold the six individual share class meetings. Lot owners who are fully paid up will be directed to their share class meeting. If all of your assessments are not fully paid, you may **not** participate in this election. Each share class elects two Directors to represent them for 2006. Please refer to the chart on pages 2 and 3 of this Newsletter to check your share class number.
3. **AGM begins** – President's welcome
4. **Announcement of Directors** for 2006 (the results of the 6 individual share class meetings).
5. **Approval of the Minutes** of the last AGM held April 4, 2005, as reported in the May 2005 Newsletter.
6. **Lawsuit update** – Report on HJD Lawsuit (Don Kawano)
7. **Governance** – Vote on Special Resolutions (Don Kawano)  
**Note:** In order to be approved,  $\frac{3}{4}$  of the lot owners must vote in favour of these resolutions. See **2006 AGM Resolutions** later in this Newsletter.
8. **Finance** – Budget for 2006 (see page 4) and approval of proposed annual assessment (Robie Thorn)
9. **New Business**  
- Next AGM  
- other concerns
10. **Question Period** – an opportunity to ask questions and hear the Director's answers. To give you an opportunity to review the Director's reports in advance, this year we are sending you all of the reports in this Newsletter. We hope that this will shorten the meeting. If you have questions after reading the reports, this is your opportunity to ask them.
11. Adjournment

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## Share Class Meetings

At 7:30 PM, the meeting will be called to order. Then, following the Declaration of a Quorum, the six individual share class meetings are held. Remember that your share class number has nothing to do with your Gate number. If you find your name on the following chart and note your **share class number**, then you will be able to find your share class meeting more quickly.

<b>Share Class 5</b> Quorum for Election of Directors – 4		
Gate	Lot#	Owner/s
7	1	BOYLE, David A & Laurin K
7	2	ATHERTON, Pat; MORRISON, John
7	3	ROSEN, Lon M
7	4	LILLIE, Ross & Sonja
7	5	KIRTON, William
7	6	RUTKOWSKI, Lore
7	7	THE BJURMAN TRUST
5	8	ROYCROFT, James & Shirley
5	9	BAILEY, Michael
5	10	KLASSEN, Eduard & Liesbeth
5	11	HOFFMAN, J; HODGE, P; et al
5	12	HENRY, George & Shirley
5	13	BRANDA, Alena & Ladislav
5	14	LINNING, Ian
5	15	FISHER, H.S.; et al
5	16	SHACKLEFORD, Darwin R.G. & Lisadawn
5	17	ARSENAULT, Gail; ARCHER, Pat
5	18	DUENGEN, Martina
5	19	KLEIN, Cheryl
5	20	EISENBOCK, Wilhelm; et al
5	21	JENSEN, Maureen Joy
5	22	MOE, Gary James
5	23	POETZSCHKE, Kurt & Marlene
5	24	COCHRAN, Martha Mary
5	25	STEINHAUSER, Ralph & Karen
5	26	ARMITAGE, William
5	28B	WILSON, Jody M
5	29	GOTTSCHALK, Jerry
5	30	SOLTENDIECK, Julian
5	31	KENNEDY, George
5	32	HAMILTON, William & STEINHAUSER, Ralph
5	33	HAMILTON, William
<b>Share Class 4</b> Quorum for Election of Directors – 3		
Gate	Lot#	Owner/s
4	35	SCHUURMAN, William; FISHER, I.
4	36	HAMM, Isabelle; et al
4	37	LUDT, Gordon Albert
4	38	EDDY, Carolyn M

4	39	SULLIVAN, Archie
4	40	YOUNG, Gary
4	42	ZASTE, Diane B & Cliff
4	43	BURKE, John & Valerie
4	44	THORN, Robie S & Janet K
4	45	HENRY, George & Shirley
4	46	LOSE, Marvin & Beverly
4	47	CRAIG, Lorne & Sharon
4	48	MALTHANER, C; BENTIVOGLI, C
4	49	HAMILTON, Michelle Nadine
<b>Share Class 1</b> Quorum for Election of Directors – 4		
Gate	Lot#	Owner/s
1	50A	BOWIE, William R
1	50B	ISAAK, Arvid & Lisette
1	51	ARDING, David
1	52	SULLIVAN, Alan; MICHEL, Heather
1	53	EKHOLM, Robert K & Claire M
1	54	KLASSEN, Edwin
1	55	KLASSEN, Judith & Erich
1	56	MACKIE, Marie
1	57	MULZET, Bonita & Harold
1	58	KLASSEN, Werner & Joan
1	61	MACKIE, James
1	62	ABELSON, Maris
1	63	MULZET, Harold & Bonita
1	64	WALKER, Marshall
1	65	NICOLL, Valerie
1	66	KAPPELER, Robert Leslie
1	67	HANN, Henry & Anna
1	68	CLAY, Joseph & Lorna, JT FERGUSON, Stephen & Vivian, JT
1	69	CLAY, Joseph & Lorna
<b>Share Class 3</b> Quorum for Election of Directors – 6		
Gate	Lot#	Owner/s
2	74	MALTHANER, Chris
2	75	SMITH, Barbara
2	76	BROWNE, Edward & Dawna
2	77	BROWNE, PS; PJ; Bonnie J; et al
2	78	BROWNE, Patrick John
2	79	BANKA, Margaret Thyra
2	80	BANKA, David
2	81	JOOST, Carmen
2	82	JOOST, Horst
2	83	HARMEL, Erwin
<b>Share Class 2</b> Quorum for Election of Directors – 7		
Gate	Lot#	Owner/s
2	84	JANSEN, Daniel
2	85	JOYCE, Alyssa; JETTMAR, Karen
2	86	BRECKNER, Geoffrey
2	87	PRESTON, Terry; MUELLER, Debra
2	88	REID, John & Margot

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2	89	HERDIN, Walter & Marie-Luise
2	90	LECH, Lorrie; HENDERSON, Mary E
2	91	WALLACE, Robert HD
2	92	TRAND, Tyree; LEINWEBER, S
<b>Share Class 3</b> Quorum for Election of Directors – 6		
Gate	Lot#	Owner/s
2	93	Lillooet Lake Estates Ltd.
2	94	STRACHAN, Gail Christine
2	95	HEMMINGSON, David
2	96	WATSON, Ronald & Joan
2	97	MOLNAR, Eleonora
2	98	BORESON, Larry
2	99	COCHRAN, Martha Mary
2	100	COCHRAN, Andrew & Martha
2	101	MORRISON, Andrew
2	102	GERHARD, Darcy Wayne
2	103	CAMPBELL, Lorna
2	104	COOK, Pamela
2	105	GRAF, Fritz & Ursula
2	106	ATHERTON, Patricia c/o MIANSCUM, Lisa
<b>Share Class 2</b> Quorum for Election of Directors – 7		
Gate	Lot#	Owner/s
2	110	HUNT, John
2	111	RASON, Carole Anne
2	112	WHIBLEY, David Gregory
2	113	MASON, Kevin & Patricia & ZVARICH, Tania
2	114	RASON, Carole Anne
2	115	BEAUDRY, Denis L
2	118	KLASSEN, Joanne
2	119	STEELE, Gail
2	123	LAMOUREUX, John; CRACKLE,
2	124	Lillooet Lake Estates Ltd.
2	125	BJELOS, Mike
2	126	WARNER, Jared & Cynthia
2	127	BODIN, Nina May
2	128	SALAY, Joseph
2	129	ERIKSSON, Bjorn & Veronique
2	130	WEGER, Ewald & Patricia
2	131	STONES, Elsie
2	132	VAN DER HOOP, Shaun & Karen
2	133	KLEIN, Randy R
2	134	WONG, Sidney & Lorine
2	135	MCKENZIE, William
2	136	MASON, Kevin & Patricia & ZVARICH, Tania
2	137	WONG, Sidney & Lorine
2	138	PALMER, Paul; MERCER Kerrie

<b>Share Class 6</b> Quorum for Election of Directors – 5		
Gate	Lot#	Owner/s
6	139	VAUGHN, Margo
6	139A	KAPPELER, Robert L
6	140	HOYLE, David
6	142	WHIBLEY, Gordon
6	143	CASEY, Brett Mikal
6	144	BERMAN, Janet & Sandra
6	145	LANDSLEY, Tracy
6	148	SOLTENDIECK, Jullian
6	150	CATTON, Raymond & Sophia
6	152	LAMOTHE, Fredrick
6	153	BROWN, Margaret & Ian
6	154	BRADSHAW, Lydia
<b>Share Class 3</b> Quorum for Election of Directors – 6		
Gate	Lot#	Owner/s
2	160	GUNDERSON, Teresa & Rolf
2	161	GREGG, Wayne
2	162	BUTCHER, Linda; KAWANO, Don
2	163	MORIN, Patrick
2	164	ALBRECHTSON, Daniel
2	165	FISHER, Chris; ROBERTS, Julia
2	166	PRETTY, Denise
2	167	ASFAR, Sandra
<b>Share Class 6</b> Quorum for Election of Directors – 5		
Gate	Lot#	Owner/s
6	168	PEARSON, John Alexander
6	169	MASON, Kevin & Patricia & ZVARICH, Tania
6	170	SEWARD, Jessica
6	171	Estate of AHIERS, Carmen M
6	172	MASON, Kevin & Patricia & ZVARICH, Tania
6	173	SOLOMONSON, Anthony
6	174	POIRIER, Vincent
6	175	POIRIER, Vincent
6	176	GAGNE, Daniel
6	177	MATEN, Rona

## Boil Water Advisory Continues

Lillooet Lake Estates remains under a boil water advisory that has been issued by the Coast Garibaldi Health Services. Water taken from the Lillooet Lake Estates water system should be boiled before drinking it since it does not meet provincial drinking water standards. Lot owners are responsible for informing their family members and guests of this fact.

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## State of the Village Report

By George Henry, President

The old Chinese saying “May you live in interesting times” would certainly seem to apply to the activities surrounding the operation of Lillooet Lake Estates in the past year.

Most of the efforts of the Directors have been focused on getting the affairs of the estate in order. They have had numerous meetings with the Regional District, Coast Garibaldi Health, Lands & Waters, engineers, BC Hydro, Heather Jean Properties, Fish & Wildlife, various lawyers representing the former, the small debts Court people. As well, the Directors have been active on the many committees that are needed to handle the various matters that constitute the operation of a small village. All have invested a great deal of personal time in the hope that their contributions would make the estate better. I would like to take this opportunity to thank them for their generous contribution of time towards the betterment of our community.

We have made significant progress in getting the boundaries redefined so that Heather Jean lands are distinct from those of Lillooet Lake Estates. When this task has been completed, many of our governance issues will be simplified.

We have completed the purchase of Lot 93, which will be the utilities lot for our community. It will be the location of much of the new water system and someday there could be a building on site with maintenance equipment and even a fire engine.

The most outstanding effort has been made by the water committee which successfully completed the first phase and parts of the other phases of the new clean year round water system. This has been a major undertaking and has necessitated the reconstruction of much of the access roads. Retainment of the banks has also been necessary to avoid future slides and clearing. Our meetings with the Health Authority have been positive and they are encouraging in their assessments of our new water system. This truly makes the community liveable the whole year.

As the community makes these improvements more of our lot owners are considering living at Lillooet Lake full time. This brings a whole new set of problems, which we as members of that community must consider. No longer can a resident who has lived in a cabin without amenities for many years consider the entire neighbourhood theirs with only occasional intrusions by the pesky summer visitors. When someone else moves in they must be considerate of their wishes as well as their own. We will be forced to deal with the free roaming dogs, trespasses on neighbours lots, cutting trees on others properties, noisy generators, noisy week end parties, etc.

The Directors are trying to map out a framework to deal with these many issues. But their task is not easy as they are not policemen, but only volunteers who are trying to make the community a better place to visit and for those who choose to live there year round. They are in the process of structuring a five-year plan to better understand the direction of the development that is taking place. This will enable the whole estate to get involved so that we create the community that suits all of us. Unfortunately, for some, the cost of these changes is not bearable. Gone are the days of low assessments and low maintenance fees. Road improvements and water systems cost money and we must all pay our share. Some of those who have not shared and cannot share the burden are taking the option of selling their shares. They are noticing an increase in land values, which is reflected in the total value of the estate. Our estate is not the only one to undergo this change. Outsiders consider this a very cheap vacation property within easy reach of the city. This is good for the seller but not so good for the person on a limited income who wants to keep his property. There is no simple answer. Change will come whether we like it or not and our best position is to adequately plan for these changes.

We are all part of a community and the Directors feel that this past year there have been very positive steps towards building a better community. They encourage any and every shareholder to communicate with their area director so that we can truly say that this is our community.

## Budget for 2006

Following is the proposed Budget for 2006. This budget will be voted on at the AGM.

### LILLOOET LAKE ESTATES BUDGET YEAR ENDED DECEMBER 31, 2006

#### ASSESSMENTS

Annual assessment		\$ 120,800
Property taxes invoiced	(1)	-
Interest	(2)	-
		<hr/>
		120,800

#### OPERATING EXPENSES

Accounting	(3)	9,000
Maintenance	(4)	32,500
Insurance	(5)	6,000
Interest & bank charges	(6)	400
Legal fees	(7)	20,000
HJD repayment	(8)	11,576
WCB expense	(9)	2,000
Meetings	(10)	1,800
Office supplies	(11)	2,400

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Property tax	(1)	-
Travel	(12)	1,200
Water system maintenance	(13)	33,724
		<u>120,602</u>

EXCESS OF REVENUE OVER EXPENSES	\$	198
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## NOTES TO 2006 BUDGET:

- (1) No budget amount is included for property taxes as the income and outlay are supposed to offset each other.
- (2) No amount budgeted for interest expense. This amount should be nil in a perfect world. Any interest cost collected would be offset against the cost of collection and bank interest if we need to use our line of credit.
- (3) Accounting fees for 2005 were higher than in prior years as there was more work involved. We sent out four invoices to owners instead of two as in a normal year. In addition, there were more collection letters sent out and more time spent in processing payments.
- (4) As provided by the Maintenance Committee

Miscellaneous repairs	\$	500
Snow clearing		2,500
Road dressing		4,000
Gate 2 road improvements		5,000
Gate 6 road improvements		10,000
Lot 93 survey		500
Gate 1 common lot		8,000
Gate 6 area improvements		<u>2,000</u>
		<u>\$ 32,500</u>
- (5) Paid \$4,527 in 2005 and 2004. Based on the overall increase in insurance costs the amount budgeted is higher for 2006 just to be safe.
- (6) Small increase in bank charges forecast, as we will be operating two accounts for 2006 when we have only had one in the past. The second account in the “project account” which has been opened to cover incidental expenses of the Maintenance Committee.
- (7) The amount is higher than budgeted for 2005 because the lawsuit is ongoing.
- (8) The annual payment for the purchase of the original water system with the final payment due June 1, 2010.
- (9) WCB expenses will not be as much as 2005, but there will be some additional labour costs to finish the water system and for maintenance labour.
- (10) This includes the cost of the AGM, directors’ meetings, and the Canada Day celebration.

- (11) Office supplies covers all of the printed materials sent to the owners and other expenses such as postage, paper, etc.
- (12) Travel covers directors’ travel costs to attend meetings. In 2005, it averaged about \$100 per month.
- (13) The Water Utility has presented a budget that includes the cost of operating both the old and new water systems until construction is complete. After that, the expenses will be for the operation and maintenance of the new water system. Until we have had some experience, the annual operational cost of the new water system is an unknown.

## Annual Assessment

The 2006 Budget is based on an annual assessment of \$800 per lot, which is the same as 2005. This does not take into account the residual credits due to various owners, which is about \$4,000. So based on these numbers with an \$800 assessment, we would run a small (\$4,000) deficit. We do have some surplus funds built up from prior years, which would absorb this small deficit. However, given the unknown final costs of the lawsuit and the water system, and the as yet unknown operating costs of the new water system, we do not want to run a greater deficit and risk a cash shortage.

## Water Report

### Progress Report

2005 was quite a productive year given that construction on the water system did not really get rolling until the second half of the year. The end of the year saw completion of phase one, which included the spring source being contained, installation of a tank farm, treatment building constructed, piping from the spring area to hook into the existing system by McCulloch Creek, installation of frost-free water hydrants and the cut-over of the new system to service lots below the forestry road. The water at this point is untreated until the micro-hydro system is completed. The piping for the power project has been installed but still requires the intake system and power building to be constructed.

Also completed at year-end was the major infrastructure for phase two. This included the force main which is two and one half inch piping to pump the water from lot 93 to the top of the development and the installation of the six inch service main complete with curb services to replace all residents currently on the upper system. The frost-free hydrants were also installed as well as the upper tank area was developed for the new tank installation that will complete in 2006.

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Completion of phase two requires that the pumping station be constructed, as well as the installation of the check valves, pressure reducers, and aforementioned tanks. This should start as soon as the weather improves. Phase three (Gate 6) installation will start right after completion of phase two. This will require the underground crossing of Cataline Creek, which must be done during a low flow period. This was attempted in October of 2005 but had to be aborted due to a local resident calling the Department of Fisheries & Oceans. The attending officer was concerned about the machine in the creek bed, even though we had earlier commissioned a study by a wildlife biologist that ascertained there were no fish in the creek. While this was being sorted out, the 33 tonne excavator had other commitments and had to leave our site, missing our only window of opportunity for the year. Yes, this was a waste of several thousand dollars. Because of the unusual winter we are experiencing we do not know if another window will be available before spring or not. If not, we will have to wait until fall of 2006.

## Financial Snapshot

As far as the financial picture is concerned, work to date is on budget. Although we have had unforeseen expenditures as is usual for a project of this magnitude, we have managed to offset the costs with savings from our plan to use local labour and equipment. This has been very successful as the billing is for only work done. Expenditures to year-end were around \$350,000. The breakdown of this figure for major components is materials (50%), machine costs (33%), and labour (12%). It is expected that the completion of the outstanding phases will incur a modest budgetary over-run, due to budget preparation being done two years earlier and recent increases of plastic piping (oil based) running close to 60%, with major increases in metal based products as well. The demands and changes requested by CGHA are also adding to our burden.

LLE may be eligible for an exemption from GST on all material and labour that are purchased for the purpose of water delivery. We are currently pursuing this matter to obtain a municipal equivalency for the purposes of GST exemption. If this takes place then we should come in on budget. If not, the water contingency fund should be able to fund any short fall.

## CGHA

As for our ongoing saga with CGHA, the current situation still has the health authority demanding additional treatment of our pristine water source. Their position is that we have surface water. In other words, they deem the spring source equivalent to Cataline Creek. This is nonsense. We have had numerous dialogs with the agency and it appears (unless the game changes again) that we will be installing an online turbidity analyzer. We will collect

the data along with temperature readings in 2006 so that in 2007 we can ascertain whether this is true groundwater or groundwater under the influence of surface water. Our position is if CGHA still wants multi-layered disinfection, then they had better find some funding between now and then.

## Maintenance Report

During last year a great deal of work was done on our roads, mainly in gate 2 where in conjunction with the installation of the new water piping, the road was markedly improved in its width, gradient and design. In Gate 6, the road along Cataline Creek was relocated to reduce the steepness of the incline. The final surfacing of this project will be done along with the water pipe's installation in 2006. Due to the installation of the new water system, gates 1, 4, and 5 have also seen some improvements made to the roads.

The committee is encouraging lot owners to pull any weeds or seedlings from the road allowance when they are young and have not taken a strong foothold. This will help minimize the maintenance costs.

The gate 5 access is currently being redesigned with the goal to reduce the steepness on both sides of the gate. It should be noted that the majority of this project is being done at no charge by Julian Soltendieck (Westside Landscaping) and that the upper slice of his lot has been donated to LLE as a road allowance. Thank you Julian.

On the subject of gates, the maintenance committee is currently investigating and will probably evaluate a solar powered gate closing mechanism. The product we are looking at is a heavy-duty design that is made for commercial applications. Transmitters are available which we think will alleviate the problem of gates being left open.

In the spring of last year, there were some complications with the locking system of gate 2. The padlock was constantly vandalized; it was replaced, and then vandalized again. The problem seemed to be that there were too many different generations of keys being used, so we decided to distribute a new key to all members of gate 2.

For 2006, apart from the typical work – road maintenance, snow clearing, repair, etc., we propose to put our effort into serious road improvements in Gate 6, again in conjunction with the water project. Also, in Gate 6, the gate access needs improvement. Road improvements in other gates as well as improvements to the Gate 1 common lot are also on the agenda.

The maintenance committee initiated a vote at a directors meeting regarding the missing access road in Gate 5. This road shows on all maps as if it existed, but does not exist

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in reality. Many are confusing the water right-of-way along the lower portion of lots 29, 30, 31, & 32 as the road. This is where the water mains are located and those that choose to walk through that access are really trespassing on other people's lots. Instead, the lower road to the Gate 5 common lot is **common property** and open to **all** LLE lot owners to walk or drive on.

The Directors voted unanimously in principle that LLE should complete the road infrastructure as was initially intended. However, as this is a matter that affects a small number (10) of the Gate 5 owners, the Board feels that it is important to canvass the views of those owners, as well as the Gate 5 owners, plus all of the LLE owners. Funding for the road construction can vary from every LLE owner paying a portion of the construction costs to the Gate 5 owners bearing all of that expense. This all depends upon the wishes of the owners. The Board is seeking input from the 10 owners affected, and then further decisions will be made depending on their input.

**We have no plans in the 2006 budget to proceed with this, other than preliminary work such as flagging the road right-of-way and minor clearing.** Our proposal is to do this work within the normal budgets over the years. It is anticipated this would take place over several years so we do not incur an extraordinary levy. There has been opposition to this proposal from a small faction within Gate 5, but **every resident at LLE has the right to access every common property roadway in the development**, as per the prospectus and plot plan that they received on purchase of their properties.

## Hydro Report

The Hydro Committee met with a delegation from BC Hydro to clarify our position regarding accessing the extension grants that are available to some groups and communities seeking electrical power. The result was that Hydro still views our development as two parcels of land which means that LLE would have to assume 86% of the power line cost from Joffrey Creek. Because Hydro had some concerns about the power line by the rock bluffs it was suggested that perhaps a marine cable could be laid in the lake to bypass the difficult sections. The advice of an engineering firm versed in this procedure was to avoid this route, as it is at least twice the cost of a pole line and extremely costly to repair if it is needed.

After consideration by the committee and the directors a decision was reached, to wait until the water upgrades were completed before actively seeking electrical power for the subdivision. It was felt that the costs of the water system were imposing financial hardships for many lot owners and that the additional cost of delivering electricity would be unbearable for many.

There was one optimistic note to the year. The native bands are currently seeking a better solution to their electrical needs than the current method of diesel generation. There is the possibility of a line being extended down the lake road to service the band sites. It would follow the power line right of way. If this does occur then we would have the opportunity to connect for service. This would eliminate our share of the cost of extending the line from Joffrey Creek. There appears to be some interest in all parties to solve the electrical issues. Our position is to wait and see what develops.

## Emergency Management Plan

To update you, the SLRD Emergency Response and Recovery Plan was completed in May 2005. There is no Emergency Program in place yet but there may be some more news in the coming months. Currently the SLRD is working on a Community Wildfire Protection Plan for all the unincorporated areas including Lillooet Lake Estates. This should be completed later this spring. As new information becomes relevant, it will be posted for your review.

Thank-you to those of you who responded to the questionnaire from the May Newsletter. Your participation is appreciated.

As the infrastructure work to our community continues, a safer environment for all of us will follow. Roads taken to their boundaries and cleared provide a firebreak and relieve congested traffic flow. Improved water and relocation of some of the fire stands allow for better coverage and access in case of a fire.

Also, lot owners need to review their own sites and continue to improve their own preparedness. Much of this has been discussed in the past at our annual general meetings and information has been provided at the gate bulletin boards. As always, we must be willing to act as a community, with respect and consideration for our neighbours.

If you have any question or comments, please contact Rob Kappeler (Emergency Management Coordinator), at [info@lillooetlakeestates.com](mailto:info@lillooetlakeestates.com) or your gate director.

## Lawsuit Report

As you will recall, the 2005 AGM, held April 4, 2005, rejected the inclusion of six new lots proposed by Heather Jean Developments within the Green Belt area in Gate 6.

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For additional information check out [www.lillooetlakeestates.com](http://www.lillooetlakeestates.com)

Following the AGM, the Directors of LLE and HJD agreed in principle to suspend all activity in the lawsuit and would instead concentrate upon investigation of parcel realignment to place lands beneficially owned by HJD and the Potvin family under trusteeship of HJD, and the lands beneficially owned by the LLE owners under trusteeship of LLE. It was clearly understood by the Directors and Lawsuit Committee that parcel reorganization would be addressed without discussion of “extraneous issues”, namely internal subdivision, particularly the proposed Gate 6 lots, or supply of water to the proposed lots from the LLE water system.

Much to its surprise, the Board received two proposals from HJD at the end of May 2005. The first was that HJD would sell the land within the Gate 6 Green Belt to LLE for the sum of \$240,000.00, with vendor financing over 4 years. The second proposal was that in return for LLE agreeing to recognize the six new lots and include them within LLE jurisdiction, HJD would pay \$70,000. The payment would not be made at once, but over 4 years. The Board of Directors rejected those proposals.

By letter of its counsel dated June 23, 2005, HJD made further proposals. HJD requested LLE to create five new parcels, two more than previously discussed. The additional parcels consisted of separate title to Lot 73 and separate title to the “Gate 6 remainder area within the Green Belt”. In addition, LLE was to pay all costs of George Miller’s preliminary discussions with the Department of Highways, and his work to prepare the subdivision application. If this new proposed subdivision was rejected by the approving authorities, LLE had to re-transfer title to a professional trust company and enter into co-ownership agreements with HJD. The Board of Directors, at its meeting held July 16, 2005, rejected these new proposals.

Towards the end of August 2005, HJD retained new counsel, Gerald Ghikas of the firm of Borden Ladner Gervais. Mr. Ghikas wrote two letters, both dated August 24, 2005. In his first letter, Mr. Ghikas took a strong, aggressive stance, repeating the points set forth in the papers filed in the lawsuit. He demanded that the September, 2004 Trust Agreement be set aside and that a professional trust company be appointed to restore the situation that existed when Canada Trust was the Trustee.

In his second letter, Mr. Ghikas delivered quite a different message. He said, “I understand that your clients and mine agree in principle on the concept of separation of legal interests and operating structures”. While he mentioned the desire of HJD to create six new lots within Gate 6, he also stated, “Once the boundaries of the parent parcels have been adjusted, either party would then be in a better position to pursue independently further, internal subdivision, if that is their desire, and if all necessary regulatory requirements can be satisfied”.

Upon consideration of the two letters from HJD’s new counsel, the Board of Directors decided to invite all parties and their representatives to a face-to-face meeting to discuss issues, rather than prolong the debate through lawyers’ correspondences.

A meeting was held Friday, October 7, 2005, at the office of Borden, Ladner, Gervais. The Lawsuit Committee (Wayne Gregg, George Henry, Don Kawano), our counsel Don Boyle, Louis and Carol Potvin, Gerald Ghikas and his Associate David Crerar, and Jane Milton, counsel for Canada Trust attended. Following discussion of the issues, the parties agreed to jointly investigate the prospects of creating new titles that would place the administration and jurisdiction of the LLE/HJD areas within sole control of each party. Counsel for Canada Trust was also asked to find out if Canada Trust would be prepared to act again as Trustee if the proposed subdivision realignment could not be accomplished for various reasons.

One of the Borden Ladner Gervais partners, Barry Chase, then became involved on behalf of HJD. The Board continued to retain Don Boyle, as he had by then done considerable work on the issues in the lawsuit, and had acquired much knowledge as to the background and operations of LLE. The process has continued throughout the fall and winter, and there will be further consultations with various regulatory bodies to determine if the parcel realignment can in fact be accomplished.

The boundaries of the new parcels have not yet been determined, as this depends upon the requirements of the regulatory bodies. However, the Lawsuit Committee and the Directors are well aware of the views of the owners, as expressed at last year’s AGM, and we will not agree to the creation of any new parcels that are not in keeping with those views. In addition, there are other issues such as legal access to the Gate 1 lots, water easements for the LLE new water system, and other related matters that still have to be addressed and resolved. We remain optimistic that the parcel reorganization can be accomplished in 2006, thereby ending the lawsuit and the trusteeship issues.

Owners have expressed concern about the effect that the lawsuit will have upon the sale of individual lots. There is a Certificate of Pending Litigation (“CPL”) registered against title to the entire parcels. Some people have incorrectly referred to this as a “lien”. The document is not a lien, but it prevents LLE from transferring title to the parcels over which it is Trustee to another party. With regard to the HJD areas presently under LLE trusteeship, LLE has no intention of transferring title to anyone other than a trustee designated in due course by HJD as part of the resolution of the lawsuit. In the meantime, the registration of the CPL should have no effect upon the sale of shares of individual lots.

Lawsuit Committee



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## Special Notice for Gate Six

A moments thought for Carmen in her memory. We will have her beautiful house and landscaping as a reminder for years to come. What she did with that rock pile is pretty amazing!

Please e-mail me [lydiabradshaw@shaw.ca](mailto:lydiabradshaw@shaw.ca) or phone me at 604-526-7961 before March 31st so I know where you stand on any issues. Anyone with arrears – I can only address your plight if I know what the problem is. Please advise. If you cannot attend the AGM send me your proxy with instructions of your desired position.

Lydia Bradshaw

## Assessment Schedule

### January – Assessment Notices

BC Property Assessment Notices for 2006 are sent to lot owners where there have been improvements.

### April – Operations and Special Levy Assessment

Annual maintenance assessment of \$800 per lot based on the 2006 Budget approved at the April AGM.

Final levy of \$1,500 per lot for the implementation of a year-round potable water service system from Frank's Spring with a 10% discount available to any lot owner who pays the levy within 30 days of invoicing.

### June – Taxes for Land and Buildings

**Land taxes** are assessed, and payable to Lillooet Lake Estates Ltd, and are submitted by LLE to the provincial government in one payment for DL4901.

The provincial government bills individual lot owners for their property improvements (buildings). Each lot owner pays his or her **improvement taxes** directly to the provincial government.

Note that the Property Assessment Notice information is available for your review on the [lillooetlakeestates.com](http://lillooetlakeestates.com) website in the "What's New" section.

## Water Conservation

Now that we are going onto a year round water system, we need to consider water conservation. Since 2/3 of the lots are above the Frank's Spring source, we will be using a diesel powered pump to push the water 400 feet up the hill to the new storage tanks at the top of Gate 2. From these new storage tanks, the water will be fed to the residents of Gates 2 and 6.

We want the lot owners to know that we are all paying for every gallon that we pump up the hillside. Our engineer has planned it so that if every lot above the forest service road was developed and was a full-time residence, the pumps would run 24/7. We know that this is not the case now.

Nevertheless, in order to try to keep our diesel costs to a minimum we are asking all LLE residents to invoke water conservation as part of their daily life. A few examples would be:

- Fixing any water leaks within your system
- Reporting any leaks near your property to [info@lillooetlakeestates](mailto:info@lillooetlakeestates)
- Low flow shower heads
- Using your grey water for irrigation
- Cisterns to store rain water for irrigation
- Xeriscaping your property by using indigenous plants that require minimal watering

## Being an LLE Director

An LLE Director needs to have good ideas about how to improve our village. Experience in bookkeeping, business, strata councils, municipal politics, property maintenance, and word-processing are an asset. An ability to get to Whistler, Pemberton, or LLE for meetings every six weeks on a Saturday is mandatory.

The usual scenario is to beg someone to become a Director. With the current group of Directors, we did not have to twist arms to find **volunteers** who would represent you. We hope this eagerness continues. The current Board has done an exceptional job of representing you, and they deserve your thanks for their time and dedication to our community.

Unfortunately, a few lot owners seem to believe that it is acceptable to heap abuse upon these **volunteers**. If they truly believed that the Directors were doing such a bad job on their behalf, then they should run for the position of Director. But to simply sit back, do nothing, and criticise anything and everything that the Directors attempt to do on behalf of our village is destructive, demoralizes your elected **volunteers**, and makes them wonder why they bothered. Either you support your **volunteers** or you can let the village fall into chaos. **It is your choice!**

Verbal attacks on your elected **volunteers** are unacceptable behaviour at any time. If you have concerns, we have provided you with our address in Mount Currie and our email address [info@lillooetlakeestates.com](mailto:info@lillooetlakeestates.com). Please send us your comments and concerns. We would like to hear from you. We will do our best to respond to you as soon as we can. Sometimes your questions do take us some time to obtain a suitable reply. We will reply.

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## Can We Contact You?

One way that you can help is to ensure that we have your most up-to-date address, telephone number, and email address. Please ensure that you notify us of any change.

Email your updates to: [info@lillooetlakeestates.com](mailto:info@lillooetlakeestates.com) or send via Canada Post to: Lillooet Lake Estates, PO Box 116, Mount Currie, BC V0N 2K0.

If you are looking for additional information, be sure to check out our website at [www.lillooetlakeestates.com](http://www.lillooetlakeestates.com)

If you do not already have access, e-mail us for the user ID and password so that you can gain access beyond the public portion of our website and enter the LLE lot owners extranet (special information) section.

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## 2006 AGM Resolutions

### NOTICE OF AMENDMENT TO ARTICLES OF ASSOCIATION OF LILLOOET LAKE ESTATES LTD.

The Governance Committee of the Directors will propose the following two Resolutions at the Annual General Meeting to be held Tuesday, April 4, 2006. You will have an opportunity to **vote on these Resolutions at the AGM**. As usual, voting will be by a show of voting cards and the vote is recorded. If you cannot attend, a Proxy Form is attached.

#### RESOLUTION #1:

RESOLVED, as a Special Resolution, that the company's notice of articles be altered by removing the application of the Pre-existing Company Provisions.

**Explanation:** All B.C. Companies must now operate under the provisions of the new *Business Corporations Act*. Under the *Company Act*, certain matters had to be approved by  $\frac{3}{4}$  of the members entitled to vote and present in person or by proxy at an AGM or Special General Meeting. Under the new legislation, approval requires a  $\frac{2}{3}$  vote, thus making it easier for companies to carry on their business objectives. The Resolution simply brings our Articles in line with the new legislation so that the company is not subject to greater limitations than necessary.

#### RESOLUTION #2:

RESOLVED as a Special Resolution by the holders of the Class "A" Voting Common Shares of the Company that the Articles of Association of the Company be amended by adding, as Article 12.4, the following:

"12.4 A Director shall not serve or continue to serve as a Director if:

- (a) at the date of the election for Director money is owing to the Company with respect to such qualifying share; or
- (b) subsequent to the date of election for Director there are arrears of payments of any amounts due to the Company with respect to such qualifying share which have continued for a period of sixty (60) days from the billing date."

**Explanation:** The purpose of this amendment is to ensure that all members of the Board of Directors meet their financial obligations to the Company. The Board cannot reasonably expect members to meet their obligations if the Board members do not. Note that there is already a regulation in place that a lot owner is not entitled to vote at a section (share class) meeting unless all contributions payable for his or her site have been fully paid.

### NOTICE OF RECONSIDERATION OF PRIOR RESOLUTION

#### RESOLUTION #3:

RESOLVED as a Resolution by the holders of the Class "A" Voting Common Shares of the Company that Resolution #5 that was passed on March 22, 2004, and reads:

"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."

be rescinded and that the following Resolution be considered:

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

**Explanation:** John Lamoureux, Lot #123, has proposed a new Resolution to replace Resolution #5 that was passed at the 2004 AGM. His proposal could not be dealt with at the 2005 AGM because of the requirement to provide lot owners with 21 days notice. He will explain the reasons for his proposed replacement Resolution at the 2006 AGM.

## 2006 Trust Indenture Amendments

### AMENDMENTS TO TRUST INDENTURES

The original Trust Indentures (1976), as amended by Amendments to the Trust Indentures dated January 1, 1999, and September 24, 2004, (collectively referred to hereafter as the “Trust Indentures”) govern the manner in which the affairs of Lillooet Lake Estates are conducted. These documents can be viewed in their entirety on the website at [www.lillooetlakeestates.com](http://www.lillooetlakeestates.com) in the Village Owner’s Extranet section.

The Trustee (previously Canada Trust Company and now Lillooet Lake Estates Ltd. as Trustee of the beneficial owners of Sites) and the Administrator (Lillooet Lake Estates Ltd.) may **with the consent in writing of the majority of the beneficial owners of Sites (SEE VOTING PROCEDURES BELOW)**, make any alteration or modification in the provisions of the Indentures.

The Board of Directors presents the following amendments to further update the Trust Indentures:

#### 1. Amending the Trust Indentures Amending Procedure

That the Trust Indentures be amended by deleting Paragraph 7.03 and by substituting therefor the following:

7.03 The Trustee and the Manager may

- (a) with the consent in writing of the majority of the beneficial owners of Sites responding favourably to a request for consent mailed to all beneficial owners and received by the Administrator within 21 days of the mailing of such request, or
- (b) with the ratification by the majority of the votes cast in person or by proxy at an Annual or Special General Meeting of the Administrator by the beneficial owners of Sites

make any alteration or modification in the provisions of this Indenture which shall be agreed to by the Administrator and the Trustee and may concur in and execute any Indenture supplemental to this Indenture embodying such modifications.

**Explanation:** The current wording says:

7.03 The Trustee and the Manager may with the consent in writing of the majority of the beneficial owners of Sites, make an alteration or modification in the provisions of this Indenture which shall be agreed to by the Manager and the Trustee and may concur in and execute any Indenture supplemental to this Indenture embodying such modifications.

The purpose of this amendment is to make the process for changing the Trust Indentures the same as the process for Resolutions. We will be able to propose Amendments that can be discussed and voted on at the AGM. At the same time, we will also retain the option of conducting a mail in vote if we cannot wait until the AGM. By supporting this Amendment, you are allowing us to present future Amendments at the next AGMs in the same way as we do with Resolutions.

#### 2. Exclusive right to occupy a particular lot

That Paragraphs 3.03, 3.04, and 3.05 of the Trust Indentures be deleted, and that the following be substituted therefor:

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- 3.03 Beneficial ownership of a Site shall be evidenced by a Class “A” Voting Common Share in Lillooet Lake Estates Ltd. (the “Share Certificate”), the number of the Share Certificate (excluding the share class reference and the issue number appearing in squared brackets) and as recorded in the Register of Members of such company identifying the Site beneficially owned.
- 3.04 Transfers of beneficial ownership of Sites shall be in writing signed by the Transferor endorsed on the reverse side of the Share Certificate and accompanied by a certificate for a Class “B” Non-Voting Common Share in the name of the Transferor relating to such Site, similarly endorsed.
- 3.05 The Trustee may make reasonable charges to defray the cost of issuing shares and recording transfers.

**Explanation:** The current wording says:

- 3.03 The Trustee shall maintain a register of the beneficial owners of Sites and shall register all transfers of beneficial ownership deposited with and accepted by it.
- 3.04 Transfers of beneficial ownership of Sites shall be in writing signed by the Transferor and substantially in the form attached as Schedule “C” hereto.
- 3.05 The Trustee may make reasonable charges of Transferees to defray the cost of recording transfers.

Along with the change in Trustee and the previous amendments to the Trust Indentures, it is now time to improve the wording in the Trust Indentures that grants the exclusive use of a lot to that lot owner. This amendment recognizes the Class “A” Share Certificate as a document that is similar to a title document that is issued for a registered subdivision. The transfer of ownership is also clarified in that both the Class “A” and “B” Share certificates are required.

## 3. Trees and Fences

That Schedule “B” of the Trust Indentures be amended by:

- (a) Deleting Paragraph C(1) and by substituting therefor the following:
  - (1) Trees, which in the reasonable opinion of the Directors, pose a danger to the Sites or Common Property or constitute a forest fire hazard shall be removed by the Owner of the Site upon written notice from the Directors. In the event that the Owner shall fail to comply with such notice within 30 days of its issue date, the Directors may cause such trees to be removed at the Site Owner’s expense.
- (b) Deleting Paragraph C(5) and by substituting therefor the following:
  - (5) Boundary fences shall be permitted, if the design and materials have received the prior written approval of the Directors.

**Explanation:** The current regulations say:

- (1) No large trees shall be removed from Sites without the previous written consent of the Directors.
- (5) No boundary fences shall be erected, provided however that ornamental trees or shrubbery will be permitted on each Site.

Lillooet Lake Estates Ltd. recognizes that, over the past 30 years, trees have grown much larger and many are now large enough to pose a danger in case of wind, wet snow, or wild fire. We believe that lot owners will deal with this danger and do **not** need permission from the Board. Therefore, we are removing that requirement completely. At the same time, LLE must have the ability to request that a hazardous tree be removed to ensure the safety of the Estate. For example, if a tree is leaning over a roadway, then we can request that it be removed before it falls down. Lillooet Lake Estates Ltd also recognizes that, as LLE becomes a full-time residence for more people, fences are necessary to keep dogs and little children within a confined area, as well as to keep deer out of gardens.

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## 4. Dogs

That Schedule “B” of the Trust Indentures be amended by deleting Paragraph I(1)(j), and by substituting therefor the following:

- (j) with respect to any dog brought onto a Site or the Common Property by the Owner or a guest, tenant or visitor of an Owner:
  - (i) discourage any excessive noise at all times. Persistent, prolonged or continuous noise shall constitute an offence under this Regulation;
  - (ii) keep the same on a leash **or** under control at all times while on the Common Property;
  - (iii) within 10 days of written notice from the Administrator permanently remove the same from the Site and/or the Common property in the event that the Directors, on reasonable grounds, consider such dog to be a nuisance;

**Explanation:** The current regulation says:

- (j) discourage his or her pets from excessive noise at all times. Persistent, prolonged or continuous noise shall constitute an offence under this Regulation;

As Lillooet Lake Estates continues to become an area of full-time residences as well as vacation properties, it is important that lot owners control their dogs so that other residents are not threatened as they move about the area. Residents should not be subjected to constantly barking dogs. Aggressive dogs should not be permitted to threaten residents as they traverse the village. The current regulation fails to address the responsibilities of dog ownership. This amendment requires dog owners to take responsibility for their pets.

## 5. Fines

That Schedule "B" of the Trust Indentures be amended by deleting Subparagraphs P(3)(b)(i) to P(3)(b)(iv) inclusive and by substituting therefore the following:

- (i) \$100.00 for the first infraction;
- (ii) \$200.00 for the second infraction;
- (iii) \$300.00 for the third infraction;
- (iv) \$400.00 for the fourth and subsequent infractions,

**Explanation:** The original fine amounts need to be updated to be more realistic with today’s costs of imposing and collecting a fine. Every time that the Directors ask our lawyer to send a letter to a lot owner, we all pay this expense. The fines were intended to help us recover our costs. The original fines are doubled in this amendment.

## 6. Parking (formerly Motor Vehicles)

That Schedule “B” of the Trust Indentures be amended by deleting Paragraph G(1) and by substituting therefor the following:

- (1) No vehicle (including a trailer) belonging to an Owner or to a member of his or her family or to a guest, tenant, or employee of the Owner shall be parked:
  - (a) in such a manner as to impede or prevent ready access to the entrance of any gate or Site by another vehicle;
  - (b) on Common Lots 27, 34 or 60 between the hours of 12:01 A.M. and 5:30 A.M.;
  - (c) on any roadway in the Estate during the hours of 9:00 P.M. to 9:00 A.M. between November 1 and April 30;
  - (d) on any roadway in the Estate at any time if the vehicle or trailer is unlicensed.

In the event of a breach of this Regulation, the Directors may cause such vehicle to be towed at the Site Owner’s expense.

**Explanation:** The current regulation says:

- (1) No vehicle belonging to an Owner or to a member of his or her family or to a guest, tenant or employee of the Owner shall be parked in such a manner as to impede or prevent ready access to the entrance of any gate or Site by another vehicle

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In the past, there has been a problem with people leaving unlicensed vehicles parked on the roadways. In the winter months, people have left vehicles on the roadway and this has made ploughing the roadways very difficult in places. We cannot expect the snow removal contractor to take responsibility for vehicles that are left on the road. This adds to the cost of ploughing the roads and makes it difficult for the contractor to do a good job. This amendment also addresses overnight parking at the common lot parking areas.

## 7. Roads

That Schedule “B” of the Trust Indentures be amended by deleting Paragraph F(10) and by substituting therefor the following:

- (10) No Owner shall obstruct or place obstructions on the Common Property.
- (11) Except where a portion of Common Property has been designated as Limited Common Property by the Owners or through the Articles of the Company, the Common Property shall be used for the benefit and enjoyment of all Owners.

**Explanation:** The current regulation says:

- (10) The roadways and the driveways of the Common Property shall not be obstructed or used for any purpose other than the ingress or egress to or from the Sites and parking areas within the Common Property.

This is a consequential amendment resulting from the Parking amendment. Paragraph G now deals with the Parking issues so Paragraph F can deal only with the Use and Maintenance of the Common Property. This amendment recognizes that the common roadways are used for deliveries, walking, visiting, parades, etc.

## VOTING PROCEDURES

### AMENDMENTS TO TRUST INDENTURES

Each Class “A” Share Certificate holder is entitled to one vote. **One lot = one vote.** On the next page is a voting card to record your agreement or disagreement with the proposed amendments to the Trust Indentures. We ask you to identify yourself so that we can verify that we have received only one ballot per lot. Please note that these amendments must be voted on by **written ballot only**. These amendments will **not** be voted on at the AGM by a show of hands. However, there will be an opportunity for members to discuss these proposed Amendments at the AGM in the “Questions and Answers” session (see Agenda on page 1). In order for these amendments to succeed, we must hear from as many LLE lot owners as possible. We must hear from a majority of lot owners. Please take the time to complete your voting card and get it to us by one of the following methods.

Please cut out your voting card and fill it in. Return it by one of three methods:

- mail to Lillooet Lake Estates Ltd, PO Box 116, Mount Currie, BC V0N 2K0. Your letter must be received no later than April 4, 2006.
- send it with the proxy you designate for the AGM.
- bring it to the AGM that will take place on April 4, 2006. These voting cards will be collected at the head table.

**Please don't delay, mark your voting card, and get it to us. We MUST hear from a majority of LLE lot owners or all of these Amendments will fail.**

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## VOTING CARD FOR AMENDMENTS TO TRUST INDENTURES

I/WE, THE OWNER/S OF LOT \_\_\_\_\_ LILLOOET LAKE ESTATES LTD., HEREBY:

- |                                |                                   |                 |
|--------------------------------|-----------------------------------|-----------------|
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #1 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #2 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #3 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #4 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #5 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #6 |
| <input type="checkbox"/> AGREE | <input type="checkbox"/> DISAGREE | TO AMENDMENT #7 |

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(signature)

## **Proxy Form for Voting**

If you are unable to attend the Tuesday, April 4, 2006, Annual General Meeting of Lillooet Lake Estates Ltd in person and would like to nominate someone to represent you at the meeting, please complete this form and give it to him or her before the meeting. To be valid this form must be filled out, signed, and dated.

Gate # \_\_\_\_\_ Lot # \_\_\_\_\_ Class "A" Share Certificate # \_\_\_\_\_

I/we being the registered beneficial owner/s of the above noted lot at Lillooet Lake Estates hereby appoint:

\_\_\_\_\_  
or failing him/her the Chairman of the Meeting as my/our Proxy to attend the Annual General Meeting. When a vote is called, I/we direct that my/our vote(s) be cast or withheld on the Resolutions of the Notice of Meeting and/or on any other business, which may properly come before the Meeting, in such manner as my/our Proxy thinks fit.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## AMENDMENTS TO TRUST INDENTURES

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