



**Lakeview Heights Community Association**

**Annual General Meeting**

**Saturday, October 25, 2025**

**11 a.m.**

**Grizzli Winery 2550 Boucherie Rd**

**Kelowna, BC V1Z 2E6**

**AGENDA**

1. Determine if quorum present (6)
2. Call to order
3. Introduction of guests
4. Approve the agenda
5. Approve minutes of previous Annual General Meeting
6. Treasurer's Report (John Knapp)
7. Report from the President (Mark Godlewski)
8. Remarks by Chief Administrative Officer Ron Bowles, City of West Kelowna
9. Question-and-Answer Session with the CAO
10. Election of Directors for 2025-26 (Minimum of 6, maximum of 15) (Allison Lindsay)
11. New Business
12. Adjournment

<b>Lakeview Heights Community Association</b>				
<b>Statement of Income (Loss)</b>				
<b>For the period ended December 31, 2024</b>				
			<b>Jan to December</b>	<b>Jan to Dec</b>
			<b><u>2024</u></b>	<b><u>2023</u></b>
<b>Revenue</b>				
	Membership Dues	\$ 220.00		\$ 340.00
	Interest Income	4.40		3.19
	Neighbourhood Grant/Grant in Aid	600.00		\$ 600.00
<b>Total Revenue</b>		<b>\$ 824.40</b>		<b>\$ 943.19</b>
<b>Expenditures</b>				
	Insurance	\$ 750.00		\$ 750.00
	Accounting and Legal	47.50		47.50
	Bank Charges	24.00		24.00
	Hall Rental	-		-
	Community Events	250.00		-
	Advertising	786.73		692.51
<b>Total Annual Expenditures</b>		<b>\$1,858.23</b>		<b>\$1,514.01</b>
<b>Net Income (Loss)</b>		<b>\$ (1,033.83)</b>		<b>\$ (570.82)</b>

<b>Lakeview Heights Community Association</b>				
<b>Balance Sheet</b>				
<b>As at December 31, 2024</b>				
			<b>December</b>	<b>December</b>
<b><u>ASSETS</u></b>			<b><u>2024</u></b>	<b><u>2023</u></b>
<b>Current Assets</b>				
	Interior Savings - Chequing		\$ 1,588.94	\$ 2,627.17
	Interior Savings - Member Rewards		77.71	73.31
	Accounts Receivable		0.00	0.00
	<b>Total Current Assets</b>		<b>\$1,666.65</b>	<b>\$2,700.48</b>
<b>Total Assets</b>			<b>\$1,666.65</b>	<b>\$2,700.48</b>
<b><u>LIABILITIES &amp; EQUITY</u></b>				
<b>Current Liabilities</b>				
	Accounts Payable		\$ -	\$ -
	Deferred Revenue (dues paid in advance)		0.00	0.00
	<b>Total Current Liabilities</b>		<b>\$0.00</b>	<b>\$0.00</b>
<b>Equity</b>				
	Opening Equity		\$2,700.48	\$3,271.30
	Surplus (Deficit)		(1,033.83)	(570.82)
	<b>Equity</b>		<b>\$1,666.65</b>	<b>\$2,700.48</b>
<b>Total Liabilities &amp; Equity</b>			<b>\$1,666.65</b>	<b>\$2,700.48</b>

**Lakeview Heights Community Association**  
**ANNUAL GENERAL MEETING**  
**Saturday, October 25, 2025**  
**Grizzli Winery 2550 Boucherie Road**  
**West Kelowna, BC V1Z 2E6**

**1. Call to Order**

President Mark Godlewski called the meeting to order at 11:09 a.m.

**2. Directors Present**

Mark Godlewski, Wendy Jobs, Julie Hargraves, John Knapp, Stan Dosman, Allison Lindsey, and Darren Matity

Regrets: Patrick Montana and John Coelho

**3. Quorum**

With more than 17 members in attendance, a quorum was confirmed.

**4. Guests**

City of West Kelowna:

Ron Bowles, Chief Administrative Officer, was in attendance along with Councillors Carol Zanon, Stephen Johnston, and Garrett Millsap.

**5. Adoption of Agenda**

It was moved and seconded that the agenda be adopted as circulated.

Carried.

**6. Adoption of Minutes of Previous AGM**

It was moved and seconded that the minutes of the Annual General Meeting held on October 26, 2024, be adopted as circulated.

Carried.

**7. Treasurer's Report**

John Knapp presented the written Treasurer's Report, including a balance sheet and a statement of income and expenses for the fiscal year ending December 31, 2024 (attached).

It was moved and seconded that the report be approved as presented.

Carried.

**8. President's Report**

President Mark Godlewski presented the President's Report outlining the Association's activities since the 2024 AGM (attached).

It was moved and seconded that the report be received as presented.

Carried.

**9. Presentation by Ron Bowles, Chief Administrative Officer, City of West Kelowna**

Mr. Bowles provided an update on several matters of community interest:

- **Economic Development and Taxation:**  
Many commercial businesses located on Indigenous community land fall outside municipal taxation. Some industries, such as helicopter companies, contribute financially. The City will begin its 2026 strategic planning process to address future growth and fiscal planning.
- **Policing:**  
The City is working to increase policing resources and is exploring an integrated policing framework with neighbouring communities. West Kelowna continues to advocate that the Province cover its proportional share of policing costs while collaborating with the First Nations Health Authority.
- **Housing and Development:**  
Provincial housing legislation is changing development requirements and reducing municipal control. West Kelowna is required to increase densification, particularly in the Downtown and Boucherie areas.  
Members expressed concern about potential impacts of densification, including traffic safety, loss of views, and neighbourhood character.
- **Parks and Land Use:**  
The City is pursuing best practices for transparency and park planning. A designated land manager has been appointed. While some ALR parcels could theoretically be used for parks, this is not preferred.  
The Harmon lots may be a future park site, but their location is not ideal due to limited centrality and traffic volume.
- **Sidewalks and Infrastructure:**  
Mr. Bowles thanked the Lakeview Heights Community Association for its advocacy regarding sidewalks.  
He also noted that the new Fire Hall has opened on time and on budget, featuring community amenities such as pickleball courts and a balcony.
- **Community Engagement:**  
Mr. Bowles encouraged community groups to present to the City Council at its upcoming session on November 18, 2025.
- **Water Treatment Plant and Water Quality:**  
In response to a current water quality complaint, Ron stated the water was safe to drink, more so than pre-water treatment plant. Any quality issues are likely to be caused by ongoing flushing activities, which are likely to be ongoing until all the pipes are cleaned out.

A Q&A session followed, during which members provided input and raised questions regarding City initiatives.

## **10. Election of Officers for the coming year**

Re-election of John, John and Mark.

Continuing directors: Darren, Wendy, Patrick Alley and Julia

New directors:

Carmen Weld, new volunteer.

## **11. New Business**

Discussion on Easements and Walkways

Questions were raised from the floor regarding the use of easements for pedestrian walkways and concerns about residents parking vehicles on easements. Additional concerns were expressed about properties that have extended gardens or landscaping onto the easement areas, effectively preventing pedestrian or vehicle access and narrowing the roadway. Ron and Councillor Johnston advised that they will look into the matter further.

**Adjournment**

There being no further business, it was moved and seconded that the meeting be adjourned at 12:10 p.m. Carried.

Minutes prepared by:

Wendy Jobs, Director

Approved by:

Mark Godlewski, President

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**PRESIDENT'S REPORT**

First, we would like to thank Grizzli Winery for allowing us to host this community event. They have been a corporate sponsor for four years and have been very helpful in supporting Lakeview Heights

The Board of Directors has met 11 times since the last AGM. Many of our meetings continue to be held via Zoom but we try to meet in person as often as we can. We have also made a number of presentations to the mayor and council and the CAO Ron Bowles.

We maintain a website with information about developments and issues in the community and are active on social media. Our association will continue to make its views known on issues that affect our quality of life

**There are some good things going on in LVH**

The Boucherie Road Wine Trail Extension is working out well and continues to improve accessibility and safety for motorists, cyclists and pedestrians. Both our residents and the visitors to the wineries appreciate this development.

The new firehall opened last week on time and on budget. We now have a much more modern and functional fire station. All the pre-existing facilities – the playground, pickleball courts, sports box and community hall have been moved and improved.

Also, further west, on Anders Road there was a development proposal for a tall narrow apartment building which did not seem appropriate to many of our residents. We were able to mount a campaign together with some councillors including Stephen to get this proposal defeated and changed the zoning to require greater road frontage for this type of development. This sort of action helps to make our community more liveable.

**There are three main issues that we are following closely – active parks, walkability, and appropriate development.**

**First - Active Parks.** This community has made the case many times, many ways, that we are very underserved for active park areas relative to other areas of the CWK. This situation has been made worse with the removal of the Anders playing field and with our constantly increasing population density. We have made presentations that clearly show that the CWK needs to purchase at least three parcels of flat land of about 0.7 acres each for us even to begin to catch up to other parts of the city. This 0.7 acres is approximately the size of the Anders playing field. These parcels will not be cheap at about 1 million dollars each.

The CWK has the money and assets to acquire the land. They have been collecting money from developers for parkland (albeit at a significantly lower rate than other municipalities). They do have over 8 million dollars in this developer park fund. They also have 1.3 million dollars in useless parkland located in our community that could be sold. And they have at least 2 properties of unused city owned land in our community worth 1.1 million dollars. Although there are quite a few suitable flat residential lots in Lakeview Heights, they do not come onto the market often. We need to be able to move quickly. Ron Bowles has organized for us to have a meeting in front of City Council on November 18th to try and ensure that we get at least one new LVH park into the 2026 budget.



**Second - Walkability.** Much of our neighbourhood is designed to a rural standard with relatively large road allowances but few sidewalks. Both population and traffic has increased dramatically. At the same time many of our agricultural neighbours have taken to fencing off their properties and locking gates. The result is a decrease in our walkability. We do not need sidewalks everywhere. That would be unnecessarily expensive. There are many quiet streets that can be left as they are. We do, however, desperately need sidewalks on selected major pedestrian zones like Anders.

Elsewhere on heavy traffic roads we can avoid the cost of sidewalks by putting in widened asphalt bike/pedestrian lanes. We are working on making these widened roads a high priority in the Transportation Master Plan. We are want to get this included in the final draft but are having problems getting in contact with the appropriate city staff. Hopefully Ron can help.

**Third - Appropriate Development.** Most residents of Lakeview Heights appreciate the value of the Neighbourhood Centre on Anders Road. We also understand the need to allow a higher density of housing in many parts of our neighbourhood. However, we would like to see more careful consideration of development plans to make sure that they blend reasonably well with the surrounding community.

Perhaps the most inappropriate development in our community lately is a new quadplex (not a duplex) 3 stories tall on a relatively small lot located on Crestview Road. It is more than one kilometer away from the nearest bus route and is surrounded by single family residences most of which are bungalows dwarfed by this new building. Since this oddball structure is nominally just within the maximum OCP guidelines the neighbours were not consulted and were not even able to get any information from the CWK on what was planned. All they could do is watch with dismay.

This unfortunate situation could be repeated in many parts of our neighbourhood. We would like more openness and consideration from the CWK council and planners.

Respectfully submitted, Mark Godlewski