

**Lakeview Heights Community Association**  
**ANNUAL GENERAL MEETING**  
**Saturday, October 26, 2024**  
**Grizzli Winery 2550 Boucherie Rd,**  
**Kelowna, BC V1Z 2E6**

**MINUTES**

President Mark Godlewski called the meeting to order at 11:08 a.m.

Directors Present: Sarah Sabo, Julia Hargreaves, Mark Godlewski, John Knapp, Stan Dosman and Allison Lindsay.

Unable to attend were Rochelle Neumeier, Darren Matity, and John Coelho.

More than 11 members attended, sufficient for the quorum of 6 members

City of West Kelowna Mayor Gord Milsom was in attendance together with Ron Bowles CAO.

**Agenda**

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

**Minutes of Previous AGM**

It was moved, and seconded, that the minutes of the Annual General Meeting held October 21, 2023, be adopted as circulated. CARRIED

**Treasurer's Report**

Sarah Sabo presented a written report (attached) containing a balance sheet and statement of income/expenses for the fiscal year to Dec 31, 2023. It was moved and seconded that the report be approved as presented. CARRIED

**President's Report**

Mark Godlewski reported on the association's activities since the 2023 AGM (attached). It was moved and seconded that the report be received as presented. CARRIED

**Presentations from Mayor Gord Milsom and CAO Ron Bowles**

See attached

**Election of Directors**

Vice-president Allison Lindsay presented her nomination report, noting that the association's bylaws allow for a minimum of 6 directors. The board has agreed that we should limit the total number to no more than 12.

We have two current directors whose three-year terms is up. They are Julia Hargreaves, and Sarah Sabo. They have agreed to stand for re-election.

We have four current directors who still have one year remaining in their three-year terms. They are Rochelle Neumeier, John Knapp, John Coelho and Mark Godlewski.

We have two current directors who still have two years remaining in their three-year terms. They are Allison Lindsay and Darren Matity

Stan Dosman has agreed to serve a one-year term

Allison then called three times for nominations from the floor. Jamie Montana stepped forward as a director. Allison then declared Julia Hargreaves, Sarah Sabo, Stan Dosman, and Jamie Montana elected by acclamation.

Under the LHCA bylaws, table officers (President, Vice-president, Secretary and Treasurer) are elected at the new board's first meeting.

There being no further business, it was moved and seconded that the meeting be adjourned at 12:35 pm.  
CARRIED

Lakeview Heights Community Association  
Balance Sheet  
As at December 31, 2023

<u>ASSETS</u>	<u>December 2023</u>	<u>December 2022</u>	<u>December 2021</u>
<b>Current Assets</b>			
Interior Savings - Chequing	\$ 2,627.17	\$ 2,601.18	\$ 3,006.25
Interior Savings - Member Rewards	73.31	70.12	68.54
Accounts Receivable-Neighbourhood Grant	0.00	600.00	
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<b>Total Current Assets</b>	<b>\$2,700.48</b>	<b>\$3,271.30</b>	<b>\$3,074.79</b>
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<b>Total Assets</b>	<b><u>\$2,700.48</u></b>	<b><u>\$3,271.30</u></b>	<b><u>\$3,074.79</u></b>
 <b><u>LIABILITIES &amp; EQUITY</u></b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ -	\$ -	\$ -
Deferred Revenue (dues paid in advance)	0.00	0.00	60.00
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<b>Total Current Liabilities</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$60.00</b>
 <b>Equity</b>			
Opening Equity	\$3,271.30	\$3,014.79	\$3,050.23
Surplus (Deficit)	(570.82)	256.51	(35.44)
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<b>Equity</b>	<b>\$2,700.48</b>	<b>\$3,271.30</b>	<b>\$3,014.79</b>
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<b>Total Liabilities &amp; Equity</b>	<b><u>\$2,700.48</u></b>	<b><u>\$3,271.30</u></b>	<b><u>\$3,074.79</u></b>

**Lakeview Heights Community Association  
Statement of Income (Loss)  
For the year ended December 31, 2023**

	<b>Jan to Dec <u>2023</u></b>	<b>Jan to Dec <u>2022</u></b>	<b>Jan to Dec <u>2021</u></b>
<b>Revenue</b>			
Membership Dues	\$ 340.00	\$ 720.00	\$ 380.00
Interest Income	3.19	1.58	1.68
Neighbourhood Grant/Grant in Aid	\$ 600.00	\$ 600.00	625.00
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<b>Total Revenue</b>	<b><u>\$ 943.19</u></b>	<b><u>\$ 1,321.58</u></b>	<b><u>\$ 1,006.68</u></b>
<b>Expenditures</b>			
Insurance	\$ 750.00	\$ 757.50	\$ 625.00
Accounting and Legal	47.50	181.18	-
Bank Charges	24.00	24.00	10.00
Hall Rental	-	-	142.90
Community Events	-	-	-
Advertising	692.51	102.39	264.22
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<b>Total Annual Expenditures</b>	<b><u>\$1,514.01</u></b>	<b><u>\$1,065.07</u></b>	<b><u>1,042.12</u></b>
<b>Net Income (Loss)</b>	<b><u><u>\$ (570.82)</u></u></b>	<b><u><u>\$ 256.51</u></u></b>	<b><u><u>\$ (35.44)</u></u></b>

**Lakeview Heights Community Association  
Annual General Meeting  
Saturday, October 26, 2024**

**PRESIDENT'S REPORT**

The Board of Directors has met 11 times since the last AGM and most of our meetings continue to be held via Zoom. Two of the meetings were in person.

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

We're glad to see the updating of West Kelowna's Parks and Trails Master Plan. Lakeview Heights Association was involved in that process and made several submissions and presentations. The plan includes quite a few sensible recommendations including the acquisition of new parkland.

We are very interested in the release of the updated Transportation Master Plan. This was due to be released over a year ago. Our association made extensive written submissions to that process, and we now await draft versions of the updated Master Plan.

The Boucherie Road Wine Trail is a very welcome addition to our community, and it should improve traffic safety for motorists, cyclists and pedestrians.

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 parks relative to other areas of the CWK. This situation is getting worse with the removal of the Anders playing field and the insertion of a daycare in Hudson Elementary School combined 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. That is approximately the size of the Anders playing field. These parcels will not be cheap costing 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 3 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 3 properties of unused city owned land in our community worth 1.9 million dollars. There are quite a few suitable flat residential lots in Lakeview Heights but only one of them is currently available. An action plan is needed.

**Second - Walkability.** Much of our neighbourhood is designed to a rural standard with relatively large road allowances but no sidewalks. Both population and traffic has increased dramatically. At the same time many of our agricultural neighbours have taken to fencing off their properties with locked gates. The result is a decrease in our walkability. We do not need sidewalks everywhere. That would be unnecessary and expensive. What we do need is selected sidewalks on roads like Anders and then widened asphalt bike/pedestrian lanes on the sides of the heavy traffic roads. We also need to develop better access paths on agricultural land. This should be part of the long-delayed transportation master plan.

**Third - Appropriate Development.** Most residents of Lakeview Heights appreciate the value of the Neighbourhood Centre on Anders Road, but we would like to see careful consideration of development plans to make sure that they blend well with the surrounding community. We also would like to ensure that infill housing be developed in a way that leads to long term value.

Respectfully submitted, Mark Godlewski

## **Presentations from Mayor Gord Milsom and CAO Ron Bowles**

The mayor gave an overview of where the City of West Kelowna is focusing on at this time. They have a busy schedule with the new city bylaws and zoning changes reflecting the provincial initiatives combined with our OCP. The budget is being created and will incorporate the 100 recommendations from the Parks and Trails Master plan which has a ten-year time frame. Work is well underway to return the old city hall to the community and will include a daycare and other facilities to support the development of Boucherie Centre.

The CAO acknowledged the walkability issue and its importance in the Transportation Master Plan. He gave an update on the \$14 million new firehall community center multiuse building which is on time and on budget. The construction will include an upgraded playground and sports courts with donations from the firefighter's fund.

In the questions concerns were raised with respect to the two derelict houses on the land on Harmon where the firehall was originally scheduled to go. Ron agreed to investigate bylaw enforcement to improve the state of the properties. There are plans to rezone the properties to medium density townhouses or duplexes with a maximum of 3 stories. It was mentioned that one of the properties should be considered for much needed parkland.

There were concerns about the uncertainty of zoning and building regulations in the new Lakeview Heights Neighbourhood Center.

Concerns were raised about the doubling of utility rates on carriage homes when the two houses are only being used by one family. There was an unanswered question of when the levy for the new water treatment plant was due for removal.

The possible use of ALR land for new parks was discussed. This would present a convenient solution to our lack of active parks, but it is far from clear that the use of agricultural land for parks would be permitted by the ALC.

Water quality continues to be a source of concern. The new plant is putting out water that meets provincial standards but there are some local areas that are being put on quality advisories due to water main flushing. The discoloration that residents are experiencing is due to high levels of manganese. The city is working on the problem by adding oxidants and is considering aeration for the Rose Valley Reservoir.