

LOWER NIPIT IMPROVEMENT DISTRICT

NOTICE OF ANNUAL GENERAL MEETING

TIME 8:00 p.m. Wednesday, May 24th, 1972.

PLACE Upper Church Hall, St. Albans Anglican Church,
7717 Nineteenth Ave., Burnaby.
(at Canada Way and Edmonds St)

BUSINESS Normal Annual Business.

H.M. Ellis, (526-7975)
Secretary,
Lower Nipit Improvement District.

MINUTES OF ANNUAL MEETING OF THE
LOWER NIPIIT IMPROVEMENT DISTRICT, FOR PERIOD
MAY - DECEMBER, 1972.

The meeting was held at the home of H.M. Ellis, 7643 Burriss St. Burnaby, Jan. 31st, 1973, at 8:00 p.m.

The minutes of the last annual meeting were adopted as read.

Business Arising out of the Minutes

1. Reply received from Department of Highways Date June 13, 1972 advised that the Department is not prepared to fence off the public access from adjoining public property, but would consider erection of "No Camping" signs. Members decided to take no further action at this time.
2. Reply received from Mr. Hadley of Twin Lakes Guest Ranch re pollution from the close proximity of horse corrals, to the lake. Mr. Hadley offered to move corrals if the District would contribute \$250.00 toward the cost of materials. District decided to take no action at this time; if the problem is not resolved in the near future it will be brought to the attention of the Pollution Control Board.

New Business

1. Trustee Appointment for next term.

Mr. Glendenning has completed his second three-year term as treasurer of the District. The membership appreciates the efforts made by Mr. Glendenning over this period of time on behalf of the District. Mr. T. Galloway was elected to a three year term as Trustee and will be the treasurer.

2. Auditor and Assessor Appointments.

Mr. F. Colburne was elected to a one-year term as Auditor.
Mr. J. Bellinger was elected to a one-year term as Assessor.

3. Financial Statement.

The treasurer was not able to attend this meeting so no treasurer's report was presented. The members authorized Mr. Galloway to prepare the statement, have it checked by the auditor for forwarding to the Comptroller of Water Rights. The three lots for which the district tax of \$30.00 has not yet been paid are under active consideration. The owner of two of these lots sent the money to Victoria but the district has not received the money.

4. Meter.

Mr. Galloway will close out the loan for the pump meter and present a final statement. The meter has apparently been stolen. The Comptroller of Water Rights advises that the Water Rights Branch have no knowledge of the whereabouts of the meter. Further action will be taken by the Trustees as required regarding notification of the R.C.M.P.

N.B. According to information just received, the meter has been located and is in the pumphouse at the lake.

*Wrote to
Mr. Ellis Feb 29/73
for info re \$30.00*

5. Signing Authority.

The members authorized two of the three trustees signing authority for the Lower Nipit Improvement District.

6. Flooding Hazards on Twin Lakes.

Twin Lake level as of Jan. 26th, 1973 - 16.4 feet. Letter from Comptroller of Water Rights of Nov. 3, 1972 advised that (as far as they are able to ascertain) the culvert and ditch were never a natural outlet channel for the lake. He also suggested that the District should apply for a water licence for land improvement purpose to authorize the necessary outlet work to control the upper water level in Lower Nip it Lake.

Mr. McCulloch of Gabriola Wildwood Estates suggested that the permanent solution to control of the upper level of the lake should await the report of the Water Rights Engineer, but that he estimated that the cost of the required works with a concrete culvert would be in the order of \$12,000.00. It may take several years to carry out these works, and the membership requested the trustees to investigate the possibility of paying this special tax along with normal taxes, over a five to ten year period.

Mr. McCulloch further suggested that an interim control of the lake level could be provided by re-installing the pump on the existing pipe. He estimated that the total cost of this installation would be less than \$1,000.00.

MOTION Mr. T. Galloway, Seconded by F. Colburne,
that the trustees be empowered by the membership to make application for the water licence for works to control the lake level (range suggested was 15 to 17 feet), to receive from the Comptroller the engineering report on control of the lake level and to investigate the possibility of reinstating the pump in cooperation with Gabriola and, if necessary, to institute actions required to control the level of the lake on the basis of a total cost of less than \$1,000.00
...motion carried...

MOTION Mr. T.Galloway, Seconded by F. Colburne,
that a tax assessment of \$30.00 per lot be made, due June 1st, 1973.
...motion carried...

Further discussion concerned the possibility of prohibiting motor boats from the lake. No action taken at this time. The secretary was requested to write the Fisheries Branch of the Provincial Government thanking them for stocking the lake ... some of the members found the fishing excellent!

Meeting adjourned at 9:50 p.m.

Respectfully Submitted,



H.M. Ellis,
Secretary,
Lower Nipit Improvement District.

MINUTES OF THE ANNUAL MEETING, LOWER NIPIT

IMPROVEMENT DISTRICT FOR 1972

The meeting was held on May 24th at 8:00 p.m. in the Upper Hall of St. Albans Church at Edmonds and Canada Way in Burnaby.

The minutes of the 1971 Annual Meeting were adopted as read.

BUSINESS ARISING OUT OF THE MINUTES

1. A letter was sent to Mr. Wm. Underwood, District Superintendent of the Dept. of Highways in Penticton requesting that the culvert on the road between Horne and Twin Lake be lowered some six feet to the original creek bed. Mr. Underwood inspected the culvert and in his judgement the culvert was installed in the original creek course. Department of Highways were also requested to provide sanitary facilities at the end of the public road at Twin Lakes but they advised that they do not have facilities for this purpose.
2. A letter was sent to Gabriola Wildwood Estates requesting a statement of the aims and intentions of the development company. Mr. McCulloch of Gabriola Wildwood Estates advised that their plans for development will be made public after they are approved by the Regulatory Government Authorities. Newspaper reports indicated that Gabriola Wildwood Estates propose a recreational subdivision of almost 4,000 lots at Twin Lakes with a first stage of 685 cottage lots. The Regional District of Okanagan Similkameen decided not to proceed with the application on the grounds of the possible damage to the environment. Mr. H. Thomson, Planning Director for the Regional District of Okanagan-Similkameen wrote your Chairman on Dec. 6th, 1971 to advise that no formal application for development had been received from the Gabriola Wildwood Estates but that they did anticipate submission in the near future of an application to establish a large recreational type subdivision at Twin Lakes. Accordingly your trustees arranged for a submission to the Regional District of Okanagan-Similkameen outlining our district's concern with regard to water supply, sewage facilities, litter and garbage disposal, and concern over the high density development proposed by Gabriola Wildwood Estates.
3. A letter was sent to the Keremeos Fish and Game Assn. regarding the level of the culvert and sanitary facilities and garbage collection at the public access. No reply was obtained from the Association.
4. The level of Twin Lakes on Oct. 1, 1970 was 4.48 ft. (Elev. 2584). On Oct. 1, 1971 the lake gauge read 5.88 Ft. The level of the lake on May 23rd, 1972 was 11.6 Ft. and the creek was still running. There was some discussion at the meeting of possible flooding in the next few years. Mr. McCulloch of Gabriola W. Estates suggested that a maximum lake level at about 20 feet (2600 Elev) could be established by contouring the hill in the south east corner of the lake near the pump.

After considerable discussion, the Trustees were instructed to take action as required, to carry out the following resolutions from the District Members:

1. Further letters will be sent to the Department of Highways, and other responsible parties including Chamber of Commerce in Penticton and Dept. of Recreation and Parks of Provincial Government, requesting that the public access to the lake be fenced from adjoining private property and that 'no camping' signs be installed.

2. Trustees write to Mr. Hadley of Twin Lakes Guest Ranch pointing out our concern with pollution of the lake from the horse corals being so close to the lake, with a copy to the South Okanagan Health Unit.
3. Trustees were given power to spend up th \$20.00 to clean up the public access area of sanitary conditions get bad enough.
4. A request was received from Mr. H.D. DeBeck, Comptroller of Water Rights that a firm year-end date be established so that the financial report will cover a full year. The membership directed that the fiscal year end on Dec.31st, in the future.
5. Mr. Dudley Ritchie was appointed to another term as a Trustee of the Lower Nipit Improvement District.
6. A letter of thanks will be sent to Mrs. Kline in Penticton for keeping Trustees informed on developments related to Twin Lakes.
7. The financial statement for the year ending April 28th, 1972 was read by Mr. Glendenning and approved by the membership. Book balance at April 28th, 1972 was \$42.27. There was some discussion of the need to levee a district tax but a decision was delayed until the next annual meeting which should be held in January 1973. Three lots have not yet paid the \$30.00 district tax. The Secretary was instructed to make a further request for payment of these taxes.

THE MEETING ADJOURNED AT 10:15 P.M.

POST MEETING NOTE

Any member or group of members wishing to have their property appraised for Valuation Day can have this done by Mr. Syd Corvock a professional appraiser for the City of Penticton who does the work outside the city limits on a personal basis. His fee is on a sliding scale of \$50.00 for each property, \$40.00 for a group of ten if this can be done all at once. It will be necessary for cabin owners to be present to show him through the cabin when making the appraisal. It is suggested that any member wishing to have an appraisal contact Mrs. Beverley J. Kline, Lot 128A, R.R.1, Penticton, B.C.


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Secretary.

LOWER NEPIT IMPROVEMENT DISTRICT

AGENDA FOR ANNUAL MEETING 1972

May 24th 1972

1. Minutes of last meeting
2. Business from Minutes
 1. Dept of Highways : Re lowering of culvert
 2. Gabrioli Wildwood Estates - aims and intentions of Development Co.
- Letter from Mr. Thompson
 3. Letter to Keremeos Fish and Game Association
c.c. Director of Planning Mr. Thompson
re culvert and sanitary facilities
and garbage collection

CORRESPONDENCE

3. Letter to District and from H. Thompson and the Brief to Regional District of O.K. Similkameen

TREASURERS REPORT

4. Financial Statement - Annual Report year end Dec 31st
- Change Fincal year is Dec 31st May 1st.

REQUEST for guage reading of October 1st 1971

6. Statement of Taxes
7. Letter from Debeck re taxes
8. Thanks to Mrs. Kline