

Info sent to Director July '86

MINUTES OF THE ANNUAL GENERAL MEETING
OF THE LOWER NIPIT IMPROVEMENT DISTRICT
HELD JUNE 29, 1986, AT THE TWIN LAKES
GOLF AND COUNTRY CLUB.

The Meeting was called to order at 8:05 P.M. by the Chairman Mr. Ed Dickson with 15 members present.

Mr. Dickson noted the absence of longtime member Mr. Tony Galloway who has sold his property on the lake.

Moved by Mr. Bellinger and seconded by Mr. Glendenning that we write a letter of thanks to Mr. Galloway for the service he has rendered to the District. Passed unanimously.

Mr. Dickson also introduced our two invited guests, Mr. Art Krieger and Mr. Jim Rheume.

The minutes of the last Annual General Meeting were read. Mr. Ripley requested to have it recorded that he was opposed to both the diversions and dam raising proposals. This was noted. Moved by Mr. Reynolds and seconded by Mr. Abbott that the minutes be adopted as amended. Passed.

Mr. Dickson listed the correspondence received since last A.G.M. that was available to any member interested. All items remain on file with the Secretary.

Mr. Krieger spoke regarding the Horn Lake Dam which he has received official permission to raise one (1) foot for extra water storage. This work has already been done but because of a small spring run-off it has not been put to the test. Mr. Krieger stated that no water will be let through until Fall and he has a chance to clean the intake line on his pump. It was also noted that a new height marking guage has been installed in Horn Creek between the Tote and McClellan properties.

Trustees offered to assist Mr. Krieger financially with the cost of the dam, but because a major concrete structure was not required by the Water Rights Branch the cost of the dam was minimal and Mr. Krieger said no such assistance was needed and declined their offer, with thanks.

A discussion followed on the diversion but as there was no extra water this year no diversion was considered. We have maintained our license for further use on advice from the Water Rights Branch.

Mr. Ripley introduced the subject of water used by the golf course. It was generally accepted, Mr. Krieger concluded that the golf course does not use Twin Lakes water. On Mr. Ripley's insistence it was moved by Mr. Ripley and seconded by Mr. Bellinger that we request the Water Rights Branch look into all aspects of water use for irrigation at Twin Lakes Golf and Country Club. Defeated.

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A discussion followed as why Mr. Kriger, an extensive land owner on the lake, was not a member of the Lower Nipit Improvement District. It was pointed out that in 1965, when the district was formed, there was a confrontation between the owner of Twin Lakes Ranch at that time and the recreational land owners and this was the reason the district was formed. It was moved by Mr. Goldie and seconded by Mr. Sakačoff that Mr. Krieger be made welcome as a member of the district. Passed unanimously. Trustees will look into what is involved in getting boundaries changed and proceed accordingly.

The question of road improvements was discussed and Mr. Bob Tate was requested to contact the Highways Dept. regards to the paving of Westview Road and improving the grade entrance to all lots, particularly Lot 6. The runn-off grade at the Horn Creek culvert on Eastview Road also is in need of attention and will be included in our request .

Trustees appointed: Mr. Bob Tate replaces Mr. Galloway to 1989.
Mr. Ed Dickson, Chairman & Treasurer, extended to 1988.
Mr. H. Ellis\$, Trustee to 1987.
Mr. A.G. "Mac" McClellan, Secretary.
Auditor - Mr. Geo. Abbott.

All elected by acclamation.

Treasurer's Report

As there appeared to be an error in the funds transferred from Bank of Montreal, Summerland to Bank of Commerce, Penticton, the treasurer did not make a detailed signed report. He pointed out that we have over \$3,000 in our account and following guide lines submitted by the Department of Municipal Affairs, we have put \$1,500 into a term deposit which should generate enough funds to maintain our limited operation. A signed report will be forthcoming. Moved by Mr. Glendenning, seconded by Mr. Ripley that this report be accepted. Passed.


Mr. Jim Rheume then gave us a review of the proposal to purchase West Kootenay Power and Light Company by four (4) south B.C. Regional Districts. The idea as envisioned by the Regional Districts would merely be a change of ownership and should not cost the homeowner any extra costs regards to loans or power rates. The company would continue under the present management. Most felt it would be a good venture. A question and answer period followed and a generally favourable response was received.

Mr. Rheume stated all aspects would be thoroughly investigated before any final move was made.

More information would be available after a planned July 2, 1986 meeting of all those involved in the four districts, Cominco and government.

Mr. Rheume was thanked for this attendance.

The meeting was then adjourned at 9:32 P.M. with coffee and donuts for all.


A. G. McClellan, Secretary

TO ALL MEMBERS Lower Nipit Improvement District

Since our A.G.M. we have CONTACTED the Highways Department regards our requests on road work.

- (a) Westview Road paving will be INCLUDED IN 1987 BUDGET. WAS ON FOR 1986 but OTHER EMERGENCIES PREVAILED.
- (b) CURBING AND FLUME CONSTRUCTION HAS BEEN DONE AT HORN CREEK ON EASTVIEW ROAD.
- (c) EASTVIEW ROAD WILL BE WIDENED BY 4 FT THIS FALL AND RESURFACED NEXT YEAR.

MR TATE WILL FOLLOW UP ON THESE PROMISES.

R. G. McClellan
Sec.

Lower Nimpit Improvement District

Financial Statement July 30/86

Bank Balance Aug. 1 /85 \$2899.37

Credits:

Bank Interest Oct. 31/85	85.12	
" " Apr. 30/86	97.96	
" " June 24/86	15.21	
	<u>\$198.29</u>	\$198.29

\$3097.66

Debits:


1985 Meeting Hall Rental	42.85	
Chg. to close out /Renew		
Bank Acct.	4.00	
1986 Meeting Hall Rental	23.00	
Postage/Stationery 1986	23.80	
Water Licence Renewal 2@20.00	40.00	
	<u>\$133.65</u>	\$133.65


Bal. \$2964.01

Cash Acct. to Term Deposit (90day) \$1500.00

" " to Operating Balance \$1464.01

Total Balance \$2964.01


G.K. Abbott
Auditor


E.A. Dickson
Treasurer

AGENDA L.N.D. AGM July 29/86

1. CHAIRMAN'S REMARKS. RE TONY GALLOWAY.
2. INTRODUCTION OF VISITOR(S) Jim Rheaume sec R.D.O.S.
3. MINUTES OF LAST A.G.M.
4. REPORTS. (a) WATER RIGHTS BRANCH.
(b) REVIEW OF LANDOWNERS NAMES & ADDRESSES
(c) LETTER TO MUNIC. AFFAIRS RE MEETING DATE
5. BUSINESS ARISING FROM MINUTES.
(a) WATER GAUGES
(b) MEETING PLACE - OPEN TO MOTION
(c) MEETING DATE - v v v
6. CORRESPONDENCE
(a) MUNIC. AFFAIRS
(i) INVESTMENT GUIDE LINES
(ii) NEW APPOINTMENTS & Phone #'s
(iii) RE STAGGERING OF TRUSTEE TENURE
(b) ^{Regate water quality}
7. TREASURER'S REPORT
(a) ADJUSTMENT - RE BANKING & FUNDS
8. NEW BUSINESS
(a) TRUSTEES PROPOSAL - RE DAM
(b) RE - ELECTRIC MOTORS ONLY ON LAKE
(c) APPOINTMENT OF NEW TRUSTEE(S)
9. APPOINTMENT OF AUDITOR.
10. GUEST SPEAKER - Jim RHEAUME. R.D.O.S.
SUBJECT - R.D.O.S. & W.K.P.L.
11. QUESTION & ANSWER PERIOD ON ABOVE.
12. THANKS TO Jim — ADJOURNMENT.

Trustees appointed were as follows:
Mr Bob Tate replaces Mr Galloway - to 1989
Mr Ed Dickson - chairman - December 1988
Mr Harry Ellis - trustee - to 1987
Mr Mac McClellan Sec.

Auditor - Mr Geo Abbott.

Treasurer's report. As there appeared to be an ~~error~~ ^{error} in funds transferred from Summerland to Penticton the treasurer did not make a detailed signed report. He pointed out that we have over \$3000 in our account and following guide line submitted by Dept of Municipal Affairs we have put \$1500 into a term deposit which should generate enough funds to maintain our limited operation a signed report will be forthcoming. Moved by Boardman secondly report accepted.

Mr Jim Rheame then gave us a review of the proposal to purchase West Kootenay Power and Light by four (4) South B.C. regional districts. The idea as envisioned by the Regional District would not cost the homeowner any extra costs regarding loans or rates. It would appear to be an excellent venture. A question and answer period followed and a generally favourable response was received. The Rheame said more positive information would be forthcoming following a general meeting of all four (4) districts. The meeting was adjourned at 9:32 with coffee and donuts for all.

Ed McClellan
Sec.
1-21-12