

LOWER NIPIT IMPROVEMENT DISTRICT

Incorporated in 1965

P.O. Box 108 Kaleden, B.C. V0H 1K0 604/497-5326

MINUTES OF THE ANNUAL GENERAL MEETING HELD JULY 1, 1990 AT THE TWIN LAKES GOLF & COUNTRY CLUB

The meeting was called to order at 7:30 pm by the Chairman, Mr. Alex McClellan with 40 members present.

The minutes of the 1989 Annual General Meeting were read by the Secretary/Treasurer. Moved by Mr. Reynolds, seconded by Mr. George that the minutes be adopted as read. CARRIED.

BUSINESS ARISING FROM THE MINUTES

Mr. Webb questioned the progress regarding the installation of anti-littering and no-trespassing signs. He was advised that anti-littering signs were the responsibility of the Dept. of Highways and that, according to the motion passed at the 1989 AGM, each resident was responsible for placing no-trespassing signs on their own property when necessary.

The Chairman advised the meeting that the condition of the lake water had not changed appreciably since last year although the record spring rainfall had helped to raise the lake several inches. He also reported that Horne Lake was, as of June 30, a few inches above the concrete dam and was being held back by a temporary twelve inch wood beam installed in 1984 to assist in flood control. Further discussion on this subject would take place later in the meeting when the subject of the sale of Twin Lake Ranch would be brought up.

An approach had been made to the Dept. of Highways to install trash barrels at the public access. The spokesperson appeared to be very reluctant to take any responsibility for this problem however. It was reported that Mr. Barnhardt had obtained a price of \$200 from a local manufacturer to make a "bear-proof" container. Moved by Mrs. Goldie, seconded by Mrs. Purdy that we proceed to purchase the garbage container and to arrange for regular pick-up by Valley Waste as necessary. CARRIED. The chairman advised the meeting that bears had been sighted several times recently around the lake and that all property owners should take precautions so as not to encourage these animals by leaving any material laying around that could attract them. Mrs. Abbott added that compost piles could be an attraction to these bears.

The Secretary/Treasurer advised the meeting that an Order in Council approving the extension of the Improvement District boundaries to include property owned by Mr. Black and Mr. Krieger (now Twin R Ranch Ltd.) had now been finalized.

TRUSTEE REPORT

The Chairman reported on the activities of the executive during the past year. Calls had been made to:

- a) Department of Highways regarding road conditions
- b) The Water Licensing Branch (Mr. Niel Banner) re status of our Water License in relation to those held by the ranch owners
- c) Valley Waste Ltd. re price on picking up garbage

The involvement of the Trustees and the Secretary/Treasurer with the Kaleden tax problem will come up later in the meeting.

FINANCIAL REPORT

The Secretary/Treasurer read the Financial Report to the meeting. He reported that there was a balance of \$3161.28 in petty cash, bank and term deposits - an increase of \$64.22 from last year's report. Mr. Goldie reported that he had conducted an audit of this report and found everything to be in order. Moved by Mr. Goldie, seconded by Mr. Ripley that the Financial Report be adopted as read. CARRIED.

CORRESPONDENCE

The following correspondence was presented to the meeting:

- a) 3 circulars re interest rates on taxes in arrears
- b) advice re changes of address on Ministry of Municipal Affairs offices
- c) Letter advising of Order in Council approving the changes in LNID boundaries
- d) Letter from Municipal Insurance Assn. inquiring if our Improvement District required liability insurance
- e) Advice from Min. of Environment re application for new water licence from Mr. Goldie
- f) Several letters to and from KalRec, Hon. Ivan Messmer, the RDOS regarding our fight to take us out of the Specified Area for taxation for the benefit of KalRec
- g) Copy of title transfer (Twin Lake Ranch) from the Kriegers to Twin R Ranch Ltd. (James McPherson)

ELECTION OF TRUSTEE AND APPOINTMENT OF AUDITOR

Mrs. Betty Purdy was elected by acclamation to position of Trustee for a period of three years to replace Mr. Barnhardt.

The Trustees are now:

Mr. Doug Brenton - to 1991
Mr. Alex McClellan - to 1992
Mrs. Betty Purdy - to 1993

Mrs. Alma Brenton volunteered and was appointed Auditor for 1990-91.

NEW BUSINESS

Mr. Abbott advised the meeting that during the recent run-off in Horne Creek due to the heavy rainfall, the creek had started to overflow it's banks around a culvert. This could have caused a great loss of water coming into our lake system had not our neighbour, Mr. Cy Sieben, on his own initiative and using his own equipment, taken prompt action to channel the water back into the creek bed. Mr. Abbott requested the Secretary to write a letter of thanks to Mr. Sieben on behalf of the LNID for his prompt response to this emergency situation. The Secretary agreed to do this.

The Chairman pointed out the almost impossible task the Secretary has in keeping track of changes of addresses and ownership of the membership. The records at the Penticton Assessment office are many months in arrears and this is the only source available. He requested the cooperation of all members in getting current info to the Secretary so that Notices and Minutes can be forwarded to the right people.

The Chairman also advised the meeting that several complaints had been received regarding disturbances caused by loud radios or tape players and continuously barking dogs. He reminded the members that all sources of sounds, because of the surrounding mountains, tend to carry very readily around the lake, particularly at night. He requested that all members respect the rights of others to enjoy the natural peace and tranquillity of our beautiful area by keeping pets under control at all times and their music-playing equipment at a level not disturbing to other people around the lake.

The Secretary then gave a lengthy account of the events during the past year regarding our attempts to have us removed from the KalRec tax area. This included letters sent to KalRec, the Hon. Ivan Messmer, the Regional Board of RDOS and several meetings with Kalrec and the RDOS.

The last meeting took place June 26 with the RDOS Chairman, Mr. Greg Norton and the Chief Administrator, Mrs. Vanessa Sutton, Mr. Bill Barten (Area D rep.), Mrs. Jean Lamb (our Area D rep in 1985 at the time the boundaries were formed and who made the recommendations to the Regional Board re the present boundaries), along with representatives from KalRec and several members from the Lower Nipit. This special meeting was arranged to enable us to express our views on this unfair tax. Mrs. Lamb was there to defend the inclusion of our area within the KalRec boundaries but was severely challenged by our members. A follow-up letter restating and clarifying our position was to be forwarded to Mr. Norton who was to present his recommendations to the next RDOS Board meeting July 19 when our request would be voted upon.


Mr. Bill Barten was then asked to comment on the situation and did so. He pledged to support our position at the upcoming RDOS Board meeting. Again, someone raised the possibility of simply not paying this tax. It was pointed out that those taking this route would simply be in arrears on their taxes and that we should wait to see if this situation could be resolved by other means.

The Chairman advised the meeting that, regrettably, we had started off badly in our relationship with the new owners of the Ranch when someone had decided to tamper with the control gate in an attempt to let water out of Horne Lake. It was felt that this kind of irresponsible action could only cause problems for all of us. Mr. McPherson was, understandably, very upset at this interference with his water storage rights. After the upset had subsided, Mr. McPherson requested that a Lower Nipit Water Committee be formed to deal with any future problems and to foster a spirit of cooperation. Mr. Bob Tait and Mr. Hugh Goldie agreed to serve in this capacity. Moved by Mr. Abbott, seconded by Mrs. Peck that Messrs Tate and Goldie be appointed to serve on a Water Committee which will report to the Trustees. CARRIED.

The Chairman strongly advised that no one, other than the Water Committee, should attempt to deal with Mr. McPherson on any matter pertaining to water problems and that no one take any action to interfere with Mr. McPherson's water licence. (Mr. McPherson has stated to the Secretary that he has no desire to cause any undue disruption and wishes to preserve the natural beauty of our area.)

Trustee Doug Brenton then gave the meeting a short presentation on the Neighbourhood Watch Program advising that small groups of six to eight homes form separate units. The RCMP, upon request, will supply material and help to interested groups.

The meeting adjourned at 9:20 pm after which a short social gathering was enjoyed by all.


Arch Reynolds, Secretary/Treas.

1990

Notes for Run-off.

Lower lake started to rise April 11th

From Friday April 12th to 16th Cy took approx 1/2 of the water
Lake rose 6" = 1.5"/day.

Through April 18th Cy took less as his pump house was in danger
of flooding. Lake Rose 7 1/4" = 3.5"/day.
(Frost would not allow seepage)

Additional excavator work was done on the ~~18th~~ ^{24th} ~~19th~~ ^{25th} of April
to allow water to flood additional farmland at Cy's.

He has since taken approx 90% - 95% of the run-off.
except for one occasion 9 May 10, 11, + 12 when he slowed the
diversion to allow enable him to complete the excavator
work on the diversion ditch + gain access to his pump house.

From April 12th to April 25th (two weeks)
The lake rose 24"

Since April 25th the lake has risen 4" (20th May)

Since M.O.E. on 23rd of April lake has risen 6" (at that time 6" over.)

April 12th to 25th = 13 days @ 3.5 = 45.5" 13 days @ 3" = 39"

April 26th to May 20 - ^{25 days} 25 days at 2" = 50" 25 days @ 1 1/2" = 37.5
= 6 ft 4" 76.5