

Monday, April 21, 1997

ALL MEMBERS, LOWER NIPIT IMPROVEMENT DISTRICT

NOTICE OF ANNUAL GENERAL MEETING

The 1997 Annual General Meeting of The Lower Nipit Improvement District will be held **Saturday, May 24, 1997 at 7:00 P.M.** in the **Kaleden Community Hall, Lakehill Dr., Kaleden.** All Members are urged to attend.

Agenda

- Minutes of the 1996 Meeting
- Financial Statement for the year ending March 31, 1997
- Trustee's Report
- Correspondance Hi-Lites
- R.D.O.S. Report
- Water Commitee Report
- New Business
- Elections and appointments of District Officers
 - Election of one Trustee to a 3 yr. term
 - Election of one Trustee to a 1 yr. term
 - Appointment of Secretary / Treasurer for 97/98
 - Appointment of Auditor for 97/98

This years meeting should prove to be a very interesting and informative meeting. I look forward to seeing all in attendance.

Richard Brown
Chairman,
Lower Nipit Improvement District

Wednesday, April 23, 1997

ALL MEMBERS, LOWER NIPIT IMPROVEMENT DISTRICT

UPDATE ON WATER LEVELS AND ADVISORY

By exercising our Water Licenses to divert at source and running the pump close to our allowable limit of 2 cubic feet per second discharge, as of this date, the District has been able to lower lake surface levels to a point that gives us approximately 3 feet of capacity to accept run-off inflows to the lake. **HOWEVER**, the area that we divert to is near capacity and we will soon be forced to accept the total flow of the run-off into the lake.

Past years have shown lake surface level increases as great as 3 inches per day and with this years record snow pack as well as the occurances of flooding already evident around the province we can expect at least that amount per day over a longer period of time than in the past. Even if Ministry of The Environment, Water Resources Branch allows us to continue pumping, we will only have about 12 to 15 days of inflow before property damage is imminent.

Due to the current situation, the Lower Nipit Improvement District is issuing the following Advisory: **ALL MEMBERS OF THE LOWER NIPIT IMPROVEMENT DISTRICT ARE ADVISED TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID AND / OR LESSEN THE IMPACT OF HIGH WATER LEVELS ON PROPERTY AND PERSONAL BELONGINGS. WHERE REQUIRED, SANDBAGGING AND / OR THE BUILDING OF BERMS IS RECOMMENDED TO CIRCUMVENT THE INCURSION OF WATER ONTO PROPERTY.**

On behalf of the Board of Trustees, Lower Nipit Improvement Distict:

Richard Brown
Chairman,
Lower Nipit Improvement District

Minutes of the Annual General Meeting held May 24th, 1997 at Kaleden, B.C.

The meeting was called to order at 7:07 PM by Rick Brown. There were 42 members and visitors present representing 30 properties. Rick Brown welcomed members and visitors and apologized for the change of venue with short notice and explained that Elections Canada needed the Kaleden Hall for advance voting.

Those with proxies were asked to present them to the executive.

Minutes of the 1996 AGM were read by K. Hyland. Errors in the reading were noted. Bert Webb moved the minutes be adopted as read, seconded by Linda Lawrence. Carried.

FINANCIAL REPORT

Financial Report read by K. Hyland as audited by A. McLellan. Opening balance for the year was \$2662.46 - closing balance \$16598.37 with a Bank Note Payable of \$30,000.00.

M.Moran moved the financial Report be accepted, seconded by V. Rushmer. Carried

TRUSTEES' REPORT

R. Brown reported on the on going business mainly to do with responsibility and liability of the LNID. He read a letter of September 12th, 1996 sent to Minister of Municipal Affairs asking for clarification to the LNID regarding the letter received in May 1996 from the Ministry of Environment to commence pumping. The issues being:

- 1) from whom could we expect financial assistance as we did not have the means to comply with the order to pump?
- 2) were we liable? - what were our responsibilities?
- 3) what were the requirements to dissolve the LNID if we chose to take that course of action?

Summary of response by return letter from Ministry of Municipal Affairs dated October 2, was:

- 1) the LNID was given the mandate to maintain the water level of our lake at the time of incorporation. With that the LNID was given the power to collect required funds by way of taxing the members. The required water licenses' were also issued. In short, it was the responsibility of the LNID.
- 2) we were liable and the sole responsibility was that of the LNID to maintain lake level
- 3) we could have the LNID dissolved, but only if another level of government would take it over, however any liabilities would remain that of the members of the LNID

Records show that the works were to have been installed as a condition of LNID incorporation over 20 years ago but it appears this condition was never fulfilled or at least there is no evidence of any in the recent years.

It was obvious that we had no choice but to proceed with getting the necessary works in place in order to maintain the required lake level. By early December we had the bi-law in place to obtain required financing. We proceeded with obtaining the best value for our money. By March of 1997 the works were in place and we began to pump on March 17th, 1997.

An estimated additional \$10,000 will be required to permanently install the pump and pipeline. Mr. McPherson has agreed to give us an easement which will have to be registered. We will also have to do considerable clean up on the foreshore at the ranch. There are also on-going operation costs - hydro, maintenance, etc.

DISCUSSION FOLLOWED

There was considerable discussion and questions regarding the pump system, the cost of the pump system, the need for a pump system.

There was some confusion as to which "High Water" mark we referred to. The mark of 17'6" on the gauge set and installed at the south-east corner of the lake by Water Survey Service of Canada is the mark that the LNID **must** use as reference and is the gauge the MOE has set for compliance

NEW BUSINESS

Of the 72 members who were mailed questionnaires regarding preference of the tax levy, 40 responded. 21 recommended a one time assessment, 5 wanted a 5 year term and 12 requested a 10 year term while 1 abstained.

We will be financing the entire Pump Project over a 10 year term. There will be a one time only option for each member to pay 1/69 th, of the funds owed to pay down the principal. The Board has also determined that there are 2 properties that will exempt from the tax assessment as they do not boarder the lake. The levy against The Twin R Ranch will be deferred in consideration for the Good Will given the LNID. All members will be assessed equally.

Suggestions for a different date for our meeting was made. Consideration to changing the date is taken under advisement and members will be polled.

Members were encouraged to keep an eye on our lake to insure gas powered vehicles, boats, snow machines etc. are advised this is "no gas engine" lake. It was suggested that we change our sign to make it clear.

ELECTION OF TRUSTEES

Betty Purdy was appointed by acclamation to a three-year term.

Rick Brown was appointed to a one-year term as Mrs. Peck was stepping down.

The Trustees are;

Rick Brown (Acting Chairman)	- to 1998
Mike Parsons	- to 1999
Betty Purdy	- to 2000

Ken Hyland is Secretary/Treasure.

Corrie Carter was appointed Auditor.

We will be requiring a number of volunteers for various projects throughout the next year. Please contact Rick Brown or Mike Parsons to volunteer - if they don't here from you they will probably be calling you!

There was no further business. M. Carter moved the meeting be adjourned, second by B. Purdy. Carried.

Submitted by Ken Hyland

NOTE: WE NEED HELP - Over the past number of years the Treasurer's job has not been real complicated. That is changing. We really need someone to set up a proper set of books and hopefully that someone isn't going be an Accounting Firm that would add to our expenses. Our preference is that there would be a member who has what it takes to get the job done on a volunteer basis. Are you the one? If so, please contact Ken Hyland at 497-5277 and discuss the need. Thank you.