
Minutes of the Annual General Meeting held May 16th, 1998 at Twin Lakes Golf Resort Kaleden, B.C.

The meeting was called to order at 7:31 PM by R. Brown. There were 33 members and visitors present representing 22 properties. R. Brown welcomed members and visitors.

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

Minutes of the 1997 AGM were read by R. Brown. L. Stradiotti moved the minutes be adopted as read - second by H. Hyland. Carried.

New business arising from the 1997 A.G.M. - Suggestion to move the meeting to July 1st. It was explained that our "Letters Patent" by which Improvement Districts are legislated to operate, must hold their A.G.M. within 30 days of fiscal year-end. We have been given special permission to hold ours within 60 days of year-end. We're not allowed to have it whenever we want.

FINANCIAL REPORT

Financial Report read by K. Hyland as prepared by the accounting firm KEMP HARVEY LISTER of Penticton. Total assets \$39,695 - Total liabilities \$15,675.00 of which \$13,965.00 is long term.

G. Nickerson moved the financial Report be accepted, seconded by M. Parsons. Carried

It was explained that due to the change in the nature and stature of our Improvement District, the executive made the decision to have our financial report done by a formal accounting firm.

Questions were asked as about what happens if people don't pay the LNID tax levy. It was explained that it works no different than any other land taxes in that after two years of delinquency, that a tax sale can be launched.

TRUSTEES' REPORT

R. Brown reported on the on-going business mainly to do with monitoring pump operation, setting up the tax role and issuing assessments and notices. Considerable time was spent in communication with the Ministry of Municipal Affairs to insure we were in compliance on all issues. He reported on various meetings held throughout the year between the executive and other members on the lake to do with assessments, with lending institutions, with the R.D.O.S. and the Okanagan Water board. No new business arose from the trustees' report.

CORRESPONDENCE

R. Brown acknowledged the correspondence of the year:

- to and from Ministry of Municipal Affairs - numerous
- to and from Ministry of the Environment - numerous
- to and from Provincial Emergency Program
- to and from various members of the L.N.I.D. - numerous
- to and from various legal firms regarding the sale of properties
- to and from various lending institutions

All correspondence was made available to those who would like to read it for themselves.

R.D.O.S. REPORT

Unfortunately Ed Simms was unable to be present at the meeting. He did convey the importance of completing the survey from T R Underwood Engineering regarding land use in Area "D". The surveys are available from the R.D.O.S. office. Please complete the survey.

WATER COMMITTEE REPORT

Ken Hyland gave a summary of the past year's happenings regarding water levels in upper and lower lakes. 1997 water run-off brought our lake up level to the highest point in a number of years. On June 5th, 1997, it peaked at 19'10 1/2" - 2'4" over high water mark - on the Water Services Survey of Canada gauge. High water mark as established by Water Services Survey of Canada and the Ministry of The Environment for our Lake is 17'6". The diversion to Siebens' property took approximately 40" and we pumped water for approximately 160 days at a rate of 1/3" per day which is equal to over 4 feet of water.

We started our pump on March 18th, 1997 - to April 25th, 1997. Due to flooding in the Sportsmans Bowl Area of Oliver, we shut our pump off until May 26th 1997. The pump was then in operation until the end of October 1997 when it was removed from the lake and stored at Parson's for safe-keeping for the winter as we did not yet have permanent installation. The water level at that time was approximately 17 feet.

On March 28th, 1998 our Lake level was at 16'4". In April, the pump was installed into its temporary operating location in preparation for pumping. Pumping was delayed due to an early run-off and a flooding situation in the Sportsmans Bowl area. We expect to be able to turn our pump on very soon.

We will have to pump the lake down in order to do our permanent installation of the Water Works System. We can expect to have some run-off all year as we did last year. The normal evaporation through the summer is approximately 12".

The total run-off into our lake this year is 31 inches to date. It presently stands at 19'5". Almost 2 feet over the high water mark. Mr. Sieben is not able to take much water this year (or in the future) due the development and construction on his property. The highest rate of run-off took place from April 25th to May 9th when we had 20" of run-off.

Our ability to manage our lake level is very timely. With the pump and works in its permanent location we should be able to manage our Lake level more efficiently in the future.

DISCUSSION FOLLOWED

Questions were asked as to why we were not yet pumping. It was explained that the potential of flood in Sportsmans Bowl until late last week was still a possibility.

There was also a suggestion to approach the proper authority regarding having the high water mark officially raised. Rick Brown explained that although this is not totally out of the question, the possibility of accomplishing this would be very unlikely because all manner in which development has taken place has been based on the established high water mark of 17'6".

NEW BUSINESS

There was also a suggestion to have a picnic social in conjunction with the AGM. Although it seemed like a good idea to the executive, there was no interest expressed and the issue was put to rest.

A question was raised as to having all significant expenditures the LNID makes be put to a vote by the members. Rick Brown explained that the executive will inform members of known upcoming expenditures at the AGM and most expenses will be in the minutes of the AGM. The trustees have the responsibility and authority to make decisions to operate the LNID to the benefit of the entire membership.

There was some question raised as to whether or not a certain sewage containment system on the Lake met with building codes and standards. Rick Brown explained that based on a 17'6" high water mark the RDOS issued a permit.

Discussion regarding septic systems - we all need to insure our septic systems are operating properly. If property owners have any doubt if there systems are working properly have them checked. There is dye available that can be put into your system that will show in the lake if it isn't doing its job. Suggestions were made that we investigate the practicality and means of enforcing inspection. Is it the mandate of the LNID. The trustees will investigate the proper approach.

There was discussion regarding regular Lake water testing. The majority of members present favored having the water tested three times a year from three different locations. The cost per sample tested will be \$35.00 for a total of \$315.00 per year.

There was discussion regarding the requirement to have an auditor. As it is not required according to the "Letters Patent" a motion to waive the appointment of an auditor was made by Rick Brown second by Larry Arnett. Carried

Members were advised that the LNID secure adequate insurance coverage for the District.

A question was raised as to whether or not we could dissolve the LNID. The answer is yes if another level of government would take us. The cost to members would no doubt increase due to administration costs.

There was discussion regarding honorarium for the trustees. A motion was made by Gary Hooge for an amount of \$50.00 plus expenses for the Chairperson and \$40.00 plus expenses for the other trustees and the secretary/treasurer seconded by Cathy Williamson.' Carried.

ELECTION OF TRUSTEES

Gordon Nickerson was appointed by acclamation for a three-year term.

Mary Major was appointed for a one-year term to replace Mike Parsons who had resigned. Mike's experience will be missed, but Mike has made himself available to help with the hands on operations of the water works system..

Thanks Mike!

The Trustees are:

- Mary Major - to 1999
- Betty Purdy - to 2000
- Gordon Nickerson - to 2001

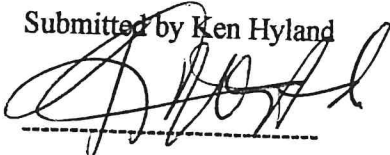
Ken Hyland is Secretary/Treasurer.

A BIG THANK YOU RICK BROWN! Rick did an incredible amount of work in probably the busiest year the LNID has ever had.

Some volunteers will be needed for various projects throughout the next year. Please contact one of the executive if you can help.

There was no further business. L.Stradiotti moved the meeting be adjourned, seconded by J. Hooge. Carried.

Submitted by Ken Hyland



Monday, April 27, 1998

ALL MEMBERS, LOWER NIPIT IMPROVEMENT DISTRICT

NOTICE OF ANNUAL GENERAL MEETING

The 1998 Annual General Meeting of The Lower Nipit Improvement District will be held **Saturday, May 16, 1998 at 7:30 P.M.** at the **Twin Lakes Golf Resort, on Twin Lakes Rd.** All Members are urged to attend.

Agenda

- Minutes of the 1997 Meeting
- Financial Statement for the year ending March 31, 1998
- 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 98/99
 - Appointment of Auditor for 98/99

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

LOWER NIPIT IMPROVEMENT DISTRICT
WATER REPORT FOR A.G.M. 1998
PRESENTED BY KEN HYLAND

- WE TURNED PUMP ON

MARCH 18, 97 LEVEL WAS AT 17'8" - 2" ABOVE H W M AS SET BY W S OF CANADA
WE KNEW WE WOULD HAVE THE LARGEST RUN OFF IN RECENT YEARS

- APRIL 1, 1997 OUR LAKE WAS AT 17'2" ON THE WATER SURVEY OF CANADA
SCALE

- APRIL 14 WE TURNED THE PUMP OFF FOR A DAY DUE TO SOME FLOODING AT
WILLOWBROOK ROAD BECAUSE OF CULVERT OBSTRUCTION. M O H DID REPLACE
THE CULVERT LATER IN THE YEAR.

- APRIL 25 WE SHUT OUR PUMP OFF - OUR LAKE LEVEL WAS AT 16'10"
FLOODING AT SPORTSMANS BOWL. MOE SUGGESTED WE SHUT OFF BUT DID NOT
ORDER US TO. WE CHOSE TO DO SO DUE TO POTENTIAL LIABILITY.

- SY SIEBEN WAS TAKING ABOUT 40% OF THE WATER AND FILLED A LOT OF HIS
PROPERTY TO CAPACITY

- MAY 26 STILL UNDER ORDERS TO PUMP, WE TURNED ON PUMP. OUR LAKE WAS
AT 19' 9 1/2" - 2' 3 1/2" OVER HIGH WATER MARK.

- HIGHEST THE WATER WENT WAS TO 19' 10 1/2" ON JUNE 5 LAST YEAR 2' 4 1/2"
OVER HIGH WATER MARK.

- OUR PUMP, PUMPS 1/3" WATER IN A 24 HR. PERIOD AND PUMPED FOR APPROX 160
DAYS = 52"

*** THIS MEANS OUR LAKE WOULD BE 4 1/2 FEET HIGHER THAN IT IS NOW OR 6 1/2
FEET OVER HIGH WATER AS SET BY MOE AND WSC IF NO PUMPING HAD TAKEN
PLACE. IF THE MOE WOULD HAVE HAD TO PUMP DUE TO OUR INABILITY. THE
COST TO THE LNID WOULD HAVE BEEN EXTEMELY HIGH. WE WERE FORTUNATE
TO BE IN A POSITION TO PUMP AS WELL AS HAVE SO MUCH WATER DIVERTED AT
SY SIEBENS (APPR 3 1/2 FEET.

- THE PUMP WAS SHUT DOWN AND REMOVED FROM THE LAKE NEAR THE END
OF OCT. PUT INTO STORAGE IN THE MIDDLE OF MIKE PARSONS BASEMENT. A BIG
THANKS TO MIKE.

- WATER WAS DIVERTED TO SIEBENS AND RAN THROUGHOUT THE WINTER

- By June 5th our lake was at 19' 10 ½" – almost 2.5' over high water mark.
- Sieben had excavated a large ditch through his property to accommodate as much water as possible. He had 2 lakes covering more than 20 acres.
- At that point we held our own and water began to lower in our lake (1/4" per day). Pump capacity is 1/3" but some water still coming in.
- August 1st we had 3" of free board in the upper lake and our lake stood at 19.5 feet – 2 feet over high water mark.

** By the end of August with the diversion at source and the pump we had installed on temporary basis, we had effectively reduced the lake level by 7-8 feet and we were standing at 18.25 ft (9" over H.W.M.).

The pump was in operation until the end of October when it was removed from it's temporary operating location and put in safe storage for the winter.

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- March 28th 1998 our lake was standing at 16' 4" (1' 2" under H.W.M.)
 - In April the pump was reinstalled into its temporary operating location but pumping was delayed due to early run-off and a flooding situation down stream.
 - By May 16th 1998 total run-off into our lake was 31" and stood at 19.5 feet.
 - Sieben (known as diversion at source) would no longer be able to take as much water, (had taken app. 48" in 1997). He had developed his property and homes were going to be built. He had installed an 8" culvert, which has very limited capacity.
 - More than ever it was apparent that our ability to manage the lake level was vital.
 - May 18th 1998 pump started.
 - June 8th 1998 our lake peaked at 20.15 feet.