

Whereas:

Lots 46-53 (the Beach Lots) were not receiving proper 30 amp 120volt service to each of their lots. This was confirmed by Brad Kochanuk of BK Electric who assessed the power loads to the Beach Lots and confirmed they were not getting 30 amp service.

That there was an electrical safety issue with several lots reporting that their trailer electrical plugs had fused to the Park electrical outlet.

The existing plugs for the electrical system were underwater for periods of the winter season.

Many of the owners of the beach lots were tripping breakers on a regular basis as further evidence of the inadequacy of the service.

It is the Park’s contractual responsibility to provide proper and safe 30 amp 120 volt electrical services to each lot in the Park.

The majority of the Beach Lot Owners requested that should the Park upgrade the electrical service that it be completed to 50 amp 240 volt service and that they would pay the differential.

The cost differential between a 30 amp 120 volt and 50 amp 240 system has been calculated as \$8,978.75 based on estimates by BC Hydro and BK Electric as outlined in the table below.

Item	Total Cost	30 Amp Cost	Difference attributable to Lot owners to increase to 50 amps
BC Hydro Upgrade	\$16,125.10	\$15,625.1	\$500.00
Electrician	\$22,548.75	\$14,070.00	\$8478.75
Trenching			\$0.00
Electrical Shed			\$0.00
Total			\$8978.75

The cost per lot for the 50 amp 240 volt upgrade is calculated as \$8978.75 divided by 8 lots equals \$1,122.34.

The Board has expended the funds on the Beach Lot electrical upgrade in excess of the \$20,000 spending limit based on the determination that the project should proceed to ensure the work was completed before the lake flooded the beach lots for the winter, to achieve cost certainty and to ensure project completion in advance of the Spring opening. Factors considered were the unstable weather patterns and escalating electrical supply costs due to supply chain interruptions and inflation pressures.

The electrical upgrade has a significant benefit to the Park by freeing up 240 amps of power on the North side of the Park that will be needed in the future to address electrical issues for lot owners and potential electrical needs for the septic system.

The Board had brought this issue up at the June 27, 2021 AGM and advised the owners of the need to undertake the project.

Therefore, Be It Resolved That:

The Board secure retroactive approval for the Beach Lot electrical upgrade from the owners at the December 5, 2021 AGM; and

That the Board invoice and collect \$1,122.34 from each of the lot owners of lots 46-53 to account for the upgrade of the electrical service from 30 amp 120 volts to 50 amps 240 volts. Any cost overruns attributable to the installation of the 50 amp service will be the responsibility of the lot owners.

Moved: Lloyd Ferguson

Seconded: Mike Bourne

Board Members: Rick Jeffery, Kim Chadwick, Mike Bourne, Lloyd Ferguson, Sue Fox, Michele Gibbs

Vote Result: CARRIED (4 in favour/0 opposed/2 abstain)

Note: Michele recused herself from the vote due to a conflict of interest; Rick, as Chair, .doesn't vote unless deciding vote required.