

COWICHAN LAKE RECREATION COMMUNITY

Shareholder Meeting and Q&A
Saturday, June 17, 2023 @ 11:00am

All Shareholders were invited to attend this informal gathering to provide Park and Project updates.

Directors attending:

Rick Jeffery (Chair), Kim Chadwick, Elaine Dagg-Jackson,
Sue Fox, Jay Thomas, Michele Gibbs (minutes),

1) Welcome & Chair's Comments

Welcome to everyone, including newest owners Jule and Nonni.
28 people attended the session, held at the Beach.

2) Water & Wastewater Project

Rick provided a high-level status update of the Water & Wastewater Project:

- The project is almost complete: systems are on and functioning well.
- Shareholders are asked to advise of any concerns or deficiencies ASAP so that they can be addressed before final payment. Send to cowichanlakerv@gmail.com

Rick noted that the Contractor has advised the project is overbudget, and that a request for extra costs (\$127,000) has been received. Some of the additional costs are bona fide, others will be disputed and/or negotiated. Rick, Jay and Lloyd are working diligently on behalf of Shareholders.

3) Roadway Resurfacing

The resurfacing work has been completed. Rick noted some Shareholder confusion about expectations with regard to the resurfacing: the 100% crushed asphalt (recycled), also referred to as asphalt millings, was recommended as the best choice to limit dust in summer and mud in winter. It does not result in a smooth/finished final product like hot-mix asphalt, however overtime will harden significantly.

Directors are working through concerns about the quality of the resurfacing work.

- There was a misunderstanding regarding trenching repair vs full roadway coverage on either side of Site #60 (to/from boat launch). Only patching has been completed in this area. CLRC has been advised that additional work here would be \$32,000, and with little appetite for further expenditures, this work will be considered complete.
- There are some "gravelly" sections on the Exit roadway. Fines will be added to attempt to integrate and make smoother.

4) Landscaping

Rick noted that landscaping was not part of the project scope, other than to repair if damaged. The damaged areas will be addressed in discussions as noted above. The main lawn will be re-seeded soon, with roadside repair (Entry/Exit roads, and Uplands Rd) taking place in the early Fall.

5) Questions / Comments:

- Consider bringing a roller back when temperatures are in the high 20s/low 30s to achieve a more smooth surface
That will be considered. There would be a rental and delivery cost, but it may be reasonable.
- Will watering the surface help the product settle?
It may help, but there are no specifics on how much or how little, and too much could wash away fines in product
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- What is the status of the old septic tanks?
All tanks with the exception of those on Site #39 have been decommissioned. Rick & Jay will address Site #39 tanks with MSR.
- Is there a project holdback?
In addition to a 10% holdback, final installments have not been paid and will be held until billing is resolved.
- Will a schematic drawing be available?
Yes. Also, system maintenance training will be available for those Shareholders willing to support CLRC with this responsibility.
- Suggest recording maintenance tutorial for further reference
Excellent suggestion!
- The website isn't working (access to meeting documents)
Thank you. Michele will get on that ASAP.
- Water pressure seems low; how is everyone else's? Can the water pressure be increased?
Yes, if everyone is using a reducer (as was recommended)
- Should original water and septic be capped?
There is no possibility that either will be reactivated. Capping your old septic connection prevents critter access.
- Water tastes better from new system!
Great, good to know!
- What's happening with the old irrigation system?
The old lake-fed irrigation system may not be salvageable. Jay and Jim are working on this and will advise.

- Does the new C-can require exterior finishing and/or insulation?
Yes, a work party for this job will be planned soon – watch for it!
- Has CLRC increased insurance coverages for the new system?
Sue Fox is handling this.

6) Wrap Up

Elaine highlighted a few “start of season” reminders, and noted a Shareholders Update would be coming soon:

- Any PWC slips vacant as of July 1 will be reassigned
- Bunkhouse/sheds should have working smoke detectors and fire extinguishers
- Current Proof of Insurance documents (RVs & boats) must be provided to Sue Fox (#15)
- Campfires should not disturb neighbours (smoke)
- Speed within Park is “dead slow”
- Look after our new Water & Wastewater System – toilet paper only!
- Let’s have a great summer – be kind & courteous

Rick introduced Linda Fox (#41) noting that she is shadowing Lloyd in preparation for putting her name forward for the Board/Treasurer at AGM2023.

Elaine thanked Shareholders for their feedback and encouraged everyone to continue to be open with Directors: if you hear there are questions or rumours, please liaise with the Board and we’ll get answers or advise when answers can be expected.

Meeting adjourned at 11:45am