COWICHAN LAKE RECREATION COMMUNITY

Shareholder Information Meeting
Sunday, May 18, 2025 @ 10:00am

All Shareholders were invited to attend this Information Meeting to provide updates on 2024 Financial Statements, and Park projects.

Directors attending: Rick Jeffery (Chair), Linda Fox, Lloyd Ferguson, Mike Bourne, Matt Rutherford, Shay Williams and Michele Gibbs (minutes)

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1. Welcome

Rick welcomed everyone to the Shareholder Information Meeting. There were 36 present at the beginning of the meeting. Rick noted there were two new shareholders:

- Brendan Herlihy (#17)
- Brandon Feil & Jenny Milligan (#34)

2. 2024 YE Financial Statements

Further to the 2024 AGM, where the financial statements were unable to be presented as they were not complete, the 2024 Financial Statements have now been shared with all shareholders (May 10, 2025). The final version is not materially different from the draft shared at the AGM. Shareholders are asked to vote to approve the 2024 Financial Statements electronically during the week of May 20-23.

Additionally, shareholders will be asked to vote electronically on the motion to Waive the Appointment of Auditors due to the relatively straightforward accounting for CLRC, and because of the significant expense ($5,000-$10,000). Anyone with questions is invited to contact Rick (Chair) or Linda (Treasurer).

The Board will be recommending a change to the Accountants for 2025 in order to address concerns about timeliness of year end statements.

3. Electrical Upgrade

Assessment work continues on the potential electrical upgrade for sites 18-22 and 35-45. Hydro has determined that they have available power on Bremner Road for the required 1200 amp service, and have indicated there may be adequate power on the existing Hydro transformers on the north hydro line in the Park. In order to determine if this is correct CLRC is retaining an electrical engineer to calculate and verify the power available on the current system. Once this assessment is complete the options for electrical upgrade can be considered. The goal is to have the information for decision making this summer.

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4. **Waste Water Treatment Plant**

   There were several challenges for the new WWTP during the winter.

   There was infill of lake water into the system from the manhole on Uplands Drive, and the lower lift station, which required a system shutdown impacting Train B. With no dilution, the filters clogged and required cleaning after only two years; the usual clean cycle is 5-7 years. This is a $2000 expense. The lift station infiltration issue will be addressed later in the summer (September) when lake levels are low. The repair requires excavating around the lift station to seal the exterior, and will impact #44 and #45. A drain or seal around the manhole on Uplands Drive will be required to address the infiltration issue there.

   The lift station infiltration may be a warranty item, however the cost to repair will be about the same as the cost to litigate, so care will be taken to ensure best value for shareholders.

   There was a software issue also, which has been addressed. Otherwise the system is working well.

   Brendan (#17) offered to provide torch-on pricing for lift station repair.

5. **Marina Policy**

   Matt (Dock Master) and Shay have been working to update the Marina Slip Assignments, (posted on the CLRC website: http://www.cowichanlakerv.com) and boat/pwc waitlists, and have drafted new policies/rules to provide clarity for how slips are assigned and the waitlist managed. The draft policies will be shared with the e-vote information (see Item #2 above) and will be in place for summer 2025 with amendments as required. Shareholders will be asked to approve at AGM2025.

6. **CLRC Fees**

   Please ensure CLRC fee payments are sent to treasurerclrc@gmail.com (and not to Lloyd's personal account!). Please also ensure you include your Site # as a reference.

7. **Thanks to Volunteers**

   With the support of several work parties, Site #9 has been successfully subdivided and rented for the season. Sites #9A, 9B and 13 are fully rented generating $27,000 in rental income for CLRC in 2025. Sincere thanks to Mike B and Jim B (Caretaker) for their efforts on this significant project!

8. Questions

Pilings: *What's happening with log boom and pilings?*
The boom logs broke loose in the fall, and weather has not been cooperative in the early spring. Mike B would like the repair to be done properly to ensure long life for both the boom logs and the pilings. Shareholders are asked to join the work party in the next one to two weeks.

Retaining Wall: *What's happening with the retaining wall on the beach in front of #52?*
The retaining wall is failing, with large holes opening. Redevelopment of the swim and beach area will consider a number of issues including beach access in front of #53, the failing retaining wall, swim dock, trailer access for beach lots (#50-#52), and slip requirements. Shareholder input into redevelopment plans is welcome and consultation opportunities will be provided throughout the summer.

Road Work: *What's happening with the road work for #18-#22 and #59?*
The road work will be addressed when the electrical upgrade is determined (to avoid re-doing road work). Recycled asphalt fines are expected to be added in August.

Debris: *What's happening with the black floaty and dock in the marina?*
CLRC working to find owners and/or dispose of debris as soon as possible.

Dog Policy: *What's the deal with dogs on the beach?*
Dogs are not permitted on the beach, other than dogs on leash transiting to/from beach sites.

Social Committee: *Is there anything planned for 2025?*
Sue will provide an update to shareholders ASAP.

Boat Ramp: *Is this on the infrastructure repair list?*
This work was last done when lake levels were very low - thanks to Ken B (#60). It requires attention again and will be expensive.

Website: *Can password be changed?*
Yes, stay tuned for new password.

9. Adjournment

Rick thanked shareholders for attending, and wished everyone a great and SAFE summer.