2025 (Partial) Annual General Meeting

for the period

October 1, 2025 – December 31, 2025

July 25, 2026

AGENDA

1. Welcome and Introductions
2. Attendance/Quorum
3. Approval of the 2025 AGM Minutes - January 25, 2026
4. President's Report
5. Infrastructure and Operations Report
6. Treasurer's Report and Approval of Financial Statements
7. Swim Dock Upgrade
8. Standard Resolutions
9. Election of Directors
10. Other Business
11. Adjournment

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1. Welcome and Introductions

Rick welcomed everyone to the meeting, especially on a rainy July morning. He noted that this 2025 (Partial) AGM covers the period from October 1 to December 31, 2025 to facilitate the shareholder-approved change of corporate year end from September 30 to December 31.

2. Attendance/Quorum

There were 34 Shareholders present in person or by proxy.
There are 60 Class A Voting shares.
Articles of Incorporation, Section 10.3: A quorum shall be two persons present and being, or represented by proxy, members holding not less than one-twentieth of the issued shares entitled to be voted at the meeting.
Quorum achieved.

3. Approval of the 2025 AGM Minutes

For the period October 1, 2024 to September 30, 2025, held on January 25, 2026.
Motion: To approve of the minutes of the 2025 Annual General Meeting Approved
(Jackson #50/Bourne #11)

4. President's Report

Welcome to new shareholders Glen & Heather McFarlane (#20)

Recognition of volunteer work by many shareholders, including Thomas' (#12) for the gorgeous new lawn, Sandersons (#28) for the work on the washroom roof,

D'Archangelos (#53) for the work on the swim area retaining wall, and also to those whom have helped with various work parties. Thank you!

Update on MSR litigation – CLRC pursued MSR in small claims court and won a $35,000 judgement, however MSR has disputed the judgement and the judge has allowed a hearing. There is some consideration being given to elevating to higher court to include other items that were precluded by the small claims limit of $35,000, and also to possibly recoup legal fees. Decision will be considered when defense filing is received.

Status update on electrical upgrades (Sites 18-22; 35-45) – Electrical engineers have determined that there is power available in the house (#8) to serve six sites, and power available behind the house for six additional sites, leaving four sites without upgrade potential.

Rick noted that there are 16 sites with 30amp power, and eight of those sites have 50amp units. Those shareholders are responsible to ensure that they limit the load/draw on their service.

ACTION: Rick & Doug (#48) to liaise re: Hydro contacts

5. Infrastructure and Operations Report

Infrastructure Projects – Completed

- Lawn repair and irrigation

Infrastructure Projects – Proposed for 2026

- Upgrade swim dock – larger swim platform with improved ladders and seating as per drawing. SH indicated that ideas are good, but that Hydro upgrade should have higher priority
- Repair boat launch - $10,000
- Venting for wastewater treatment plant - $3500 but monitoring over the summer to determine need

Operations and Maintenance Projects – Completed or Ongoing

- Completion of the walkway by the washroom/laundry
- Repair swim dock wall – thanks Terry (#53)
- Dock repairs – please let Matt (#01A) know of loose boards/screws or other concerns
- Road cleaning/sweeping – thanks Work Party! *Reminder: do not use water/power washer to "clean" roadway; doing so further degrades the recycled asphalt*
- De-mossing washroom roof – thanks Randy (#28)
- Wastewater system repairs and maintenance

Operations and Maintenance Projects Proposed

- Retaining wall at boat launch
- North perimeter fence
- Complete staining Site 9 fencing (when renters vacate)
- Washroom improvements
- Road patching

Dockmaster Report – waitlist for outside slips and PWC slips

6. **Treasurer's Report and Approval of Financial Statements**
   No budget approval required; 2026 Budget approved at 2025 AGM (January 25, 2026)
   Financial Statements were shared with shareholders in advance of the 2025 (Partial) AGM.
   CLRC Treasurer, Linda Fox (#41), noted that the Financial Statements reflect the $35,000 award re: MSR, and that may change pending further legal action.
   Motion: To approve the Oct 1 – Dec 31, 2025 Financial Statements Approved
   Hamer (#10)/Hawthorne-Roy (#39)

7. **Swim Dock Upgrade**
   Shareholders are invited for a walking tour following the AGM.

8. **Standard Resolutions**
   Motion to approve:
   I. Confirmation of Acts – That all acts, contracts, resolutions, proceedings, appointments, elections and payments made, done and taken by the Directors and Officers of the Company since the last meeting of the Shareholders referred to in the Reports of the Company be, and the same are hereby approved, ratified and confirmed
   II. Appointment of Accountants - Chan Nowosad Boates
   III. Selection of Annual Reference Date – July 25, 2026
   Note that the motion to waive the appointment of auditors for the 2025 (Partial) year was approved unanimously on June 6, 2026
   Motion: Approval of Standard Resolutions Approved
   Radford-Siemans (#31)/Sanderson (#28)

9. **Election of Directors**
   Motion: To extend the current terms of the BoD to the next AGM. Approved
   Jackson (#50)/Thomas (#12)

10. **Other Business**

11. **Adjournment**
    Meeting adjourned at 12:08pm
    Shareholders invited to join a beach walk, and return for a BBQ lunch