

Windermere Community Association

Annual General Meeting

June 17 2023

11:00am

18 people in attendance not including WCA Board or RDEK Elected Representative

Motion – Mot

Second Motion – S/M

	Motion	Time
Call to Order	Andrea Dunlop	11:05am
Agenda Approval	Amended the Agenda to allow Lynn from WES PAC to speak, for she had to leave Agenda approved WC Mot Olga Bayliss S/M Wolfgang Juchem	11:14am
Update from RDEK	Susan Clovechok	11:15am to 12:10pm
2022 Minutes Approval	Mot Rod Turnball S/M Olga Bayliss	12:11pm
Financial Report	Pat Van Regen	12:11pm
Docks Report	Frank Gratton	12:32pm
Old Business		12:39pm
New Business		12:45pm
Meeting adjourned	Andrea Dunlop	1:00pm

Elections and Appointments of Board Members

Name	Position	
Andrea Dunlop	President	
Olga Bayliss	Past President	
Pat Van Regen	Treasurer	
Dawn Racette	Secretary	
Pat Kochorek	Dock Owner Association	
Jennifer Cope	Member at Large	
Patti Valzeyl	Member at Large	
Mark Kotris	Member at Large	
Drew Sinclair	Member at Large	
Angela Miller	Member at Large	
	Motion	Time
Request to the membership for nominations	Mot Andrea Dunlop	12:38pm
Establishment of the board	S/M Wolfgang Juchem	12:39pm

Lynn Egan WES PAC Co-President

Talked about the school fundraiser organized by PAC each year in the fall. Items that they purchase for the school from the fundraiser:: library books, rugs, instruments, enrichment materials for the school.

The school board will not allow them to use the school field unless they have their own insurance, which they can only get as a not-for-profit organization. They are asking if the PAC can form a subcommittee under the WCA so that they can use the insurance. PAC will do all the work, find the insurance, and pay for the difference in insurance. They only need insurance for one day to cover their insurance for the fundraiser. They will use the hall and some equipment for the fundraiser.

Andrea MOT to form a subcommittee Windermere Elementary School PAC under the WCA. 11:12

Majority in attendance favoured the motion

Jennifer Cope S/M 11:13

Olga asked if a portion of the event could go to the hall. Lynn said yes.

RDEK Update

Susan wants to hear from members first, and asks for questions from those in attendance.

Brought forth the road in front of hidden bay. Susan will reach out to the ministry of transportation on behalf of the members to address these concerns.

What is the RDEK and this area doing in this area regarding low-cost housing? Columbia Valley Housing Society was created and funded in part through the RDEK's Columbia Valley Economic Development Service Area.

The CV Housing Society is currently working with the Village of Radium and the District of Invermere on potential projects. The cost to develop is the main issue particularly in Electoral Area, water sewer etc which is why it is easier to use existing property.

To help facilitate affordable housing the RDEK increased the density zoning on an Area F property near Canadian Tire. One of the barriers to development is that the current water supply cannot currently accommodate 180 new residential properties. This is in the works to increase the capacity. This water comes from Kinbasket Water & Sewer Company through the Holland Creek Water System.

RDEK is working on a zoning bylaw amendment to more easily enable secondary suites.

Asked if this hall is no longer being used and is a charity, can it be made into a series of four small units with a small meeting area? Susan responded that if the WCA wants to pursue something like that she would be happy to help facilitate.

The person employed by the CV Housing Society just started this year and to my knowledge has not looked at land to purchase to create housing.

The RDEK creates a service area. Taxes requisitioned for the service area must stay in that area. Money collected can only be distributed to that service area, and for that service. For example, fire, cemetery etc.

A service area can be created to collect taxes to help pay for the hall. Wilmer, Wasa has this. *Susan provided Andrea with a document outlining how to arrange for the creation of a new Regional District Service Area.*

Andrea brought forward the minutes from last year's AGM regarding the buoys the speed by the beach.

Is it possible to install temporary speed bumps by the public beach? Susan stated that the Ministry of Transportation and Infrastructure (MOTI) will not install speed bumps due to the snow and will not install temporary speed bumps. A member asked why MOTI will not consider it. Susan stated that their biggest priority is the highway connection, they do not have the resources to do this level of service in every community across the province.

A Member stated that they have a letter from Mainroads (MOTI's contractor) stating that they do it and they do it all over the place.

A member brought forward that Edgewater Rec Center receives grants and is wondering if WCA is interested in forming a rec society to help with income. Following Edgewater set up with rec society. They would receive grants but would have to hire a coordinator. Should be enough income to pay rent and hire an

employee.

Illegal Buoys, RDEK mapped all the legal buoys. RDEK does not have the authority to move them or pull them out. Name, Address and Phone number are supposed to be on the buoy and registered with. Legally every waterfront property can have a max of two buoys in front of their property. It needs to come down to education and lake ambassadors are working on educating people. Technically there should be no buoys since there is no waterfront property from the cemetery south and it is owned by MOTI. There should be no buoys that were not grandfathered in since 2012. Last AGM it was discussed to put a sticker on the illegal buoys to inform them of the bouy bylaws. The RDEK is concerned about the effectiveness of the sticker.

Frank mentioned that illegal buoys falls under the coast guard, and it was passed along to the RCMP. In the Shuswap RCMP came and removed many illegal buoys.

Another issue is that many realtors tell their clients that if they cannot get a slip, they can just put a buoy.

There is a new compliance officer that will be permanently in the area. We will now have two compliance officers in the area. Compliance issues are complaint driven. Complaints are sent to info@RDEK.bc.ca. The compliance department has been given that file and they will investigate it.

Short-term rental regulations are in the process of being reviewed. The comment period is open until June 28 for the regulations that are going to be in place, hopefully by Sept. Regulation criteria are at <https://engage.rdek.bc.ca> for your review.

The biggest issue to long-term rentals is the Provincial Residency Tenancy Act and the response time of the Residential Tenancy Branch .

Will there be a RDEK Town Hall? RDEK is in the process of planning and will communicate the date, time, and location.

Lots is going on with the East Side Waster system. RDEK received some grants and upgrades will be coming. Will be communicated at the Town Hall.

Old Business Update

Community Hall

Karen stated that it has never been able to sustain the rental income. Fundraising needs to be done and is the only way to sustain the hall. Discussion about turning the land into low-income housing. Susan recommended that we go through Columbia Valley Housing. This is a lengthy process

In the meantime, while looking at options, do we create a service area to help sustain the hall? Susan clarified that creating the service area would take some time and would need to be communicated to the entire community, not just those in attendance today. The process to get a service area is a lengthy process.

Fundraising needs to occur, the issue is the lack of volunteers to help with the events. The type of events and the date of the events need to change from previous years to try to attract more people to attend. A subcommittee was formed by Dawn Racette, Jennifer Cope, Wolfgang Juchem, Mark Kotris, and Eileen Bilodeau to create fundraiser events.

Windermere Sign Maintenance

Drew will ask the Windermere Fire Department if they can assist with cutting/trimming grass around the sign

Illegal I Buoys and Speed Bump were addressed in the RDEK update

New Business

Community Hall

Discussed in Old Business and RDEK update

Subcommittee Update

A group was established after the November 2022 meetings to participate in a subcommittee to research the steps required and the consequences of establishing Windermere as its own municipality, repairing the relationship with the RDEK, and Windermere joining the DOI.

Initially, the subcommittee consisted of four people and as of May, now has 8 members.

The group sent letters to the RDEK and the DOI informing them of their purpose and requesting meetings. The DOI responded that, at this time, it is not on their agenda to meet to discuss Windermere joining their district. The RDEK responded and met with the group to answer their questions regarding area F, provided them with information, and offered assistance to them on their fact-finding mission.

The group met with a member of the Canal Flats Council to discuss the steps needed to become their own municipality, the roadblocks encountered, and the consequences the area had (both positive and opportunities) in doing so. The group is establishing contact with other districts that have done so in the province of BC and is currently arranging a meeting with one of these districts

Increase in fees

It was determined that the WCA needs to increase the profile of the WCA prior to increasing the fees. We will create a document that we send out to the community indicating what the WCA can do for the community, visions, goals, and ongoing projects. We will also set up a survey to gather feedback from the community as to what they want from WCA.

Currently, our email distribution list has 288 contacts. The communication list is in the process of being updated to active and paid members only. Since the 2022 AGM, we have had 33 new members, and 6 members have left due to relocating to another area. Out of those 288 contacts, 220 are from the dock committees in the area for they require a WCA membership to renew their membership for the boat slip.

Karen volunteered to change the sign in front of the hall on a regular basis.

Meeting adjourned at 1:00pm

