

## Draft Minutes of 2022 AGM of The Christina Lake Waterfront Property Owners' Society

The 2022 Annual General Meeting of the Christina Lake Waterfront Property Owners' Society was held August 3, 2022 at the Christina Lake Community Hall commencing at 7 p.m. with 18 members present.

The meeting commenced with applause for the accomplishment of part-time lake resident, James Dergousoff upon winning a silver medal as part of the men's relay team at the 2022 Commonwealth Games in the UK.

The chairman (Mike Fairweather) introduced RDKB Area C director, Ms Grace McGregor who in turn introduced Donna Wilchyncki, editor of the Christina Lake Gateway weekly e-blast

Grace distributed copies of an information sheet outlining some of her activities on behalf of Area C.

The work with the Boat Access Society notably Sue Veregin and Peter Bowen for the enhanced vehicle parking at the Texas Creek Boat Launch maintained by BCParks.

The current work on updating the Official Community Plan was referenced with copies of the associated questionnaire made available to participants at the meeting. This is an important document and will direct development at the lake over the next five years or so. It is important that all members of the community have the opportunity to provide input to the process. Input may be given through the RDKB website – Jointheconversation. A second meeting to review the update will be held August 11, 2022 at the Community Hall. It is anticipated that new bylaws governing activities at the lake will follow from the adoption of the new OCP. It is important that any new bylaws be supported by the affected stakeholders.

Grace's term expires this year, but plans on offering her services for another four years. This year it seems that another member of the community will also be offering to serve. So there likely will be an election!

Our watershed is an important resource. Work is progressing towards developing partnerships with all stakeholders, including a number of the local indigenous communities to ensure forest resources provide maximum benefit to all members of the community and not just the financial return from harvesting. In this regard, a relationship with the Osoyoos Indian Band is evolving as one of the important stakeholders.

Food security is another part of her platform.

A walking bridge across Christina Creek would be an important asset to the local community. The existing pedestrian walk way beside the Highway 3 road bridge is subject to sand and slush in winter.

The South End Park proposed by BCParks is a contentious issue for many. It is important that folk both for and against this proposed development have their say to BCParks, our MLA, Rolly Russell and our Area C Rep, Ms McGregor.

The one way in and out of East Lake Drive is a concern. There is a potential solution for a second access making use of the road up to the old farm within Mt. Gladstone Provincial Park and connecting with Highway 3 to the east of the existing access to East Lake Drive and McRae Creek Road.

A Fireworks bylaw is presently before the legislature. Note that fireworks prohibition is part of the category 2 fire ban. Fireworks permits may be issued upon application to the local fire chief. The plan is to have a bylaw relating to fireworks in place by next summer. A new bylaw would require support from all RCKB directors. Enforcement would presumably be through the local bylaw enforcement officer.

Funding ((\$150,000) has been allocated to help develop local FireSmart programs.

In response to a question regarding control of the new park at the north end of the lake. The plan is to have a resident worker there to ensure that there is proper maintenance of the park.

A grant has been received to develop a program to control Fragrant Water Lily (and Yellow Flag Iris?) in Christina Creek.

A suggestion was made to include key person contact information in the weekly E-Blast

Staffing constraints are a major factor in the number of hours that RCMP presence is on the water. Resources are placed where the need is greatest.

Grace and Donna were thanked for attending the meeting, the information provided together with questions answered.

The regular meeting then commended.

Directors David Merry and Tres Dergousoff were introduced. Past directors, Marvin Jeffery and Doug Sandner were thanked (in absentia) for their contributions to the Society over the past number of years.

Chairman Mike (Fairweather) gave a brief history of the society and issues successfully addressed (Riparian Regulations became Riparian Recommendations; dock permitting

became [through another provincial government ministry] foreshore taxes noting improvements (docks) but no change in the procedure for undertaking work within the foreshore).

The chairman noted that Chief Joe Geary had been invited to the meeting and had accepted, but had been called out of town to provide his expertise to help address the increasingly active wildfire season.

Motion to approve a quorum present – m/s/c

Motion to approve the agenda for the meeting – m/s/c

Minutes of the 2021 AGM are posted on the CLWPOS website. A summary of the minutes of last year's AGM were reviewed. Motion to approve the minutes of the 2021 CLWPOS AGM m/s/c

#### Chairman's Report

The following issues were discussed:

1. A proposal was introduced to undertake an underwater cleanup of Christina Lake similar to a program underway at Lake Tahoe and carried out at Skaha Lake in BC some years ago. The lake steward society would have to be the lead agency in such a program.
2. Milfoil study results are posted through the RDKB website
3. The Decibel Coalition is continuing to push for amendments to existing federal legislation to enhance limitations to the operation of 'noisy' boats. Individuals in support of this change should write to our MP, Richard Cannings.
4. Guiding principles to the current Official Community Plan update were briefly reviewed. A review of this update is scheduled for August 11 at the Community Hall. Timing details will be posted on this week's E-Blast from Donna.
5. BCParks proposal for new camp sites at the south end of Christina Lake was noted. BC Parks has offered a link for folk either concerned or in favour of the proposed developed to make their views known.
6. The Seven FireSmart Disciplines were briefly reviewed. Recognition of the importance of interagency cooperation is noted.
7. Foreshore erosion continues to be a concern. Education of all boaters to be aware of the impact of their boat wash on the foreshore is key. A question arose regarding the possibility of generating a water depth chart of Christina Lake to aid in

developing wake boarding and surfing operations. Links to two recent studies, one in Washington State and one on Lake Windemere in BC are the following:  
(<https://boatingindustry.com/news/2022/04/26/new-peer-reviewed-paper-analyzes-wakesurfing-shore-impact/>)

Lake Windermere – <https://www.lakeambassadors.ca/documents/>

- The Southern Interior Land Trust (SILT) partnered with the Love Your Lake program to provide studies of a number of waterfront homes on Skaha Lake in the south Okanagan. These studies included recommendations on means to both mitigate foreshore erosion on properties and also to mitigate the impact of foreshore development on lake health. This is a Canada-wide program.
- The Foreshore Integrated Management Tool is a program offering training to volunteer groups to monitor the health of recreational lakes. The outcome of this work is a series of open reports on the health of recreational lakes in BC.
- There are challenges to the lake, in part due to the changing demographics of all lake users. The OCP has been used in the past to ensure that potential commercial developments recognize the rights of all stakeholders.
- The recently published 2021 annual report of the RDKB was noted. Waterfront property owners should take the time to peruse this comprehensive document.
- There has been interest in including Christina Lake under the federal Navigable Waters Act. This would impact the permitting process for any foreshore work and could require mooring buoys to be permitted.
- The continued value of the society was discussed. Concerns are the number of directors (need more), loss of membership through property sales, finances. On a positive note, foreshore taxes have remained stable and funding has been sourced to address new aqueous invasive species concerns.

Motion to approve Chairman's report m/s/c

Financial Report

Biggest expense is liability insurance; receipts are not matching expenses; Projected deficit for 2022-23 is ~ \$600.00 based on 2021-22 revenues.

Motion to accept treasurer's report m/s/c.

Motion to increase annual dues from \$20.00 per parcel to \$25.00 per parcel. m/s/c

Election of Directors

The following members of the society have volunteered and were elected to serve as directors of the society:

Tres Dergousoff

Michael Fairweather

David Merry

Daniel Nocente

The secretary asked for volunteers from those members present to serve as directors. Some interest was noted which the secretary will follow up.

Motion to adjourn the meeting m/s/c at 8:20 pm