

Christina Lake Waterfront Property Owners Society
Minutes of Annual General Meeting
Held Wednesday, August 7, 2024 7:00 p.m. at the Christina Lake Community Hall

The meeting was called to order at 7:05 p.m. There were approximately 80 people in attendance.

Board member Theresa Dergousoff welcomed and introduced the board of directors

Motion to approve a quorum present – M/S/C

Motion to approve the agenda for the meeting – M/S/C

The minutes of the 2023 AGM were posted on the CLWPOS website and handed out at the meeting

Motion to approve the minutes of the 2023 CLWPOS AGM – M/S/C

Chairperson's Report

Chair Mike Fairweather gave a summary

- The major activity of the Society following the 2023 AGM related to the draft Area C Official Community Plan ("OCP") introduced at a community hall meeting on July 5, 2023. This draft contained a section entitled "Riparian Development Permit Area" incorporating many aspects of legislation proposed by the RDKB back in 2011. The legislation proposed at that time resulted in a strong push back from some members of the community. The Riparian Development Permit Area legislation proposed in 2011 was rescinded.
- Two results followed from the 2023 introduction of similar legislation: firstly the formation of a Private Facebook Group made up of waterfront property owners at Christina Lake potentially impacted currently and in the future by the proposed legislation. This group provided a strong and united voice against the proposed legislation and specifically in the way the legislation was introduced without due process. These concerns were echoed by correspondence to the Regional district from members of the CLWPOS who were not members of the Facebook Group. Early in 2024, the Regional District adopted the new Bylaw 1855 (from the OCP) excluding the Riparian Development Permit Area provisions. Secondly, discussion on the significance of the Riparian Border at Christina Lake to the preservation of the long term value of the lake's enviro system and high water quality continued through early 2024. In July, 2024, terms of reference for the formation of a broadly based committee was developed by the RDKB to study this issue in more detail. The formation of this committee is currently in progress. If you're interested in putting your name forward to be part of this important committee, please email chair@chrstinalakewpos.com as soon as possible.

Motion to accept Chairperson's report – M/S/C

Treasurer's Report

Theresa Dergousoff reported that there is \$3,933.90 at July 31, 2024. The society has annual expenses of approximately \$1,000.

- **Motion to approve accept treasurers report – M/S/C**
- **Motion to adopt 2024/2025 operating budget – M/S/C**
- **Motion to set annual membership dues at \$25/parcel – M/S/C**

Acknowledgements

Mike Fairweather is retiring from the board, after serving since 2012 as chair, the board and members expressed their thanks to him for his hard work and dedication over the years

Theresa Dergousoff, an inaugural board member is also retiring from the board, her husband Ted will be replacing her on the board.

Election of Directors

The following members were elected by acclamation for the board of CLWPOS

- David Merry
- Daniel Nocente
- Nancy Kroll
- Jason Davies
- Ted Dergousoff
- Doug Bain

Introduction of Guests

- Annie Rioux – Alternate RDKB Area “C” rep; Christina Lake Stewardship Society – Annie gave a brief greeting as the representative of these two groups
- Jeff Sim – Area Planning Commission Chair and Chair of the newly formed Riparian Zone Development Committee-Jeff gave a brief summary of the new committee; the CLWPOS is invited to have 3 members sit on this committee

Motion to adjourn Business meeting – M/S/C

The meeting adjourned at 7:35 p.m. This was followed by Informal Discussion tables set up that members could go to, meet the past and present board members, and engage in informal discussions.

The tables were set up by the following seven areas of concern that they asked for members’ input on:

- Bylaw 1855 (OCP) – other items affecting waterfront owners – Mike was the board member at this table
- Bylaw 1844 (Floodplain) – affecting those whose properties lie on the flood plan/alluvial fan – Daniel was the board member at this table
- Riparian Zone – new Riparian Zone Development Committee – Ted was the board member at this table
- Government Interface – RDKB/Provincial/Federal /services received for taxes paid/dock issues – David was the board member at this table
- Boating Issues – wake boarding/buoys/retaining walls/erosion – Jason was the board member at this table
- Emergency Planning – flood/fire/cell phone coverage/channels of communication- Theresa was the board member at this table
- Invasive Species – mussels/milfoil/waterlily - Doug was the board member at this table