

HORNE LAKE COMMUNITY ASSOCIATION

2021 - Annual General Meeting Agenda

Saturday, April 24, 2021

VIA VIRTUAL AGM

9:00 a.m. – 11 a.m. Registration (owners accessing via telephone encouraged to call in to register between 10:30 am and 11:00 am – *so you do not have to stay on the telephone for a long period before the AGM begins.*

- Certifying of Proxies VIA Restricted Proxies
- Verifying there is a Quorum.
Quorum is 1/3 of the eligible voters. $381 / 3 = 127$
Attendance in person (electronic) or by proxy.

11:00 am Call to Order

1. Filing Proof of Notice of Meeting
2. Announce Susan Lucas will Chair Meeting
3. Adopt Rules for the Meeting. Motion to Adopt Roberts Rules of Order for the Meeting.
4. Approve the Agenda
5. Adoption of the Minutes of the Annual General Meeting, June 24, 2020
- 6.
7. Treasurers Report – Heather Clarke
 - Financial Statements, Year ended Jan. 31, 2021
 - Horne Lake Community Association
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 - Appoint Auditor for 2021-22
Motion to appoint auditors for HLCA.
8. New Business and Special Resolutions
 - Membership Dues 2021 – 22
Motion: Be it resolved, the membership dues for 2020-2021 will be \$0.
9. Budget – 2021 – 2022 – Heather Clarke, Treasurer
10. Election of Directors
 - Council Candidate Profiles
11. Terminate meeting

See Strata Plan VIS 5160 Agenda

Treasurers Report – Heather Clarke

As required by Society Act, we present financial statements for the year ended January 31, 2021.

Highlights:

Horne Lake Community Association - year ended Jan 31, 2021

- *Income statement:*
 - *revenue = expenses, consistent with budget approved at 2020 AGM.*
 - *Operating expenses for HLCA were covered 100% by cash in ResortCo*
 - *Balance sheet – Advances due to Members = \$983,978*
 - *\$120,000 instalments to Owners in June 2020*
 - ***Financials are attached as separate attachment with this Agenda.***

Budget 2021-2022: Heather Clarke

- HLCA operating costs included in this budget will be paid by ResortCo as a Cost Recovery Fee and included in the Special Levy to Fund ResortCo that is included in the monthly strata fees.

Horne Lake Community Association Budget
Budget: April 1, 2021 to March 31, 2022

	2021-22 Budget	BUDGET 2020-21
Proceeds		
Membership Dues	\$ -	\$ -
Interest Income	\$ -	\$ -
Misc. including web site listings	\$ -	\$ -
Total	\$ -	\$ -
HLCA		
Disbursements		
Accounting and Audit	\$ 2,360	\$ 1,265
Legal and Professional	\$ 250	\$ 1,000
Insurance CGL, Dir. Liability	\$ 3,000	\$ 2,530
Administration & Management	\$ 9,585	\$ 8,572
Building Community Event	\$ -	\$ 1,000
Directors Meetings	\$ 100	\$ 100
Member Communications, AGM	\$ 250	\$ 350
Cowner Meetings	\$ -	\$ -
Office Expenses, bank charges	\$ 100	\$ 100
Website (move to strata re. cloud storage)	\$ -	\$ -
Document storage and Unallocated	\$ 700	\$ 650
Total Expenses	\$ 16,345	\$ 15,567
Cost recovery from ResortCo	\$ (16,345)	\$ (15,567)
TOTAL NET EXPENSES (exclude cost recovery 'income')	\$ (16,345)	\$ (15,567)

The "cost recovery fee" paid by Resort Co to HLCA is the method to get cash into HLC.

Election of Directors

From the HLCA Bylaws

Number of directors on Board

4.1 The Society must have no fewer than 8 and no more than 12 directors.

Election or appointment of directors

4.2 At each annual general meeting, the voting members entitled to vote for the election or appointment of directors must elect or appoint the Board.

Nominations

The following owners have put their name forward for election to strata council. Historically, as a matter of convenience, the same owners put their name forward for election to the board of directors for HLCA. In addition to the Owners listed below, nominations will be taken from the floor.

Greg Boyachuk	Strata Lot 239
Matt Clarke	Strata Lot 332
Alison Dormuth	Strata Lot 353
Kimberley Dickson	Strata Lot 229
Kurt Gottfried	Strata Lot 230
Susan Lucas	Strata Lot 105
Steven Malkow	Strata Lot 373
James McKerr	Strata Lot 346
Peter Monteith	Strata Lot 415
Michael Parras	Strata Lot 285
Wayne Pike	Strata Lot 126
Wayne Recker	Strata Lot 414
Craig Reid	Strata Lot 55
Jen Seper	Strata Lot 404
Glen Snarr	Strata Lot 81
Kevin Somerville	Strata Lot 15
James Waring	Strata Lot 38
Darrell Wright	Strata Lot 370
Jason Zimmerman	Strata Lot 331

Strata Council Candidate Profiles

Greg Boyachuk

- Strata Lot 239
- Owner since December 2020
- Hometown – Baptiste Lake, Alberta

I have been involved with emergency services, volunteer fire departments and wildfire management for over 23 years, including supervising the forest fire bombing program for Alberta the last 8.

I have recently moved to Vancouver Island and have accepted the position of the Senior Wildfire Operations Officer for BC Wildfire Service based out of Parksville.

I am loving Horne Lake and the Island.

Matt Clarke

- Strata Lot 332
- Owner Since 2019
- Hometown – Campbell River

I'm a Professional Engineer and owner of a marine engineering business in Campbell River. I also own a land development company and I have experience with civil construction. I previously worked for the Coast Guard, BC Paramedics, and as a Canadian Army Reservist. I'd like to be part of council because I believe I can add value to the management of the strata through my professional experience. I have experience working on Boards, and previously served as the Board Chair for Community Futures Strathcona. My wife, Heather, and I enjoy spending time at our cabin year-round with our two daughters aged 4 and 5.

Kimberley Dickson

- Strata Lot 229
- Just served first term on Council
- Currently the Acting Bylaw Committee Chair

Alison Dormuth

- Strata Lot 353
- Owner since 2020
- Hometown - Victoria

Alison works at Island Health as the Director for Perioperative Services. It is a busy job that entails managing the surgical program across the Island. Alison and her husband Colin bought their property on the South Lake Road end of Horne Lake in December 2020 and are excited to become apart of the community and explore the area. Alison has two kids (aged 8 and 10) and a dog and enjoys running, hiking and yoga.

Kurt Gottfried

- Strata Lot 230
- Cottage owner for last 20 years
- Home Town: Parksville, BC

I was born in Gimli Manitoba and joined the RCMP in 1986. I worked across BC and Vancouver Island retiring in 2018. I have a good understanding of all areas of building from drafting,

carpentry, plumbing, electrical and concrete work having drafted three homes that I built as an Owner Builder, and I have done several renovations. I was involved with the strata in the beginning working on Block Watch and with the Security Committee where we marked valuables and cabins to prevent theft.

Susan Lucas

- Strata Lot 105
- Owner at the lake since 2007
- Council member since April 2015. Treasurer April 2016-March 2019, President April 2019-March 2021
- Hometown – North Vancouver

As a CPA, CA, I bring executive experience and over twenty-five years of financial management experience to the strata's operations, as well as previous board experience. We enjoy coming to the lake year round: in winter as a base for skiing at Mt. Washington, summer of course and throughout the year for kayaking and the trails around the lake.

If elected, I have 4 goals for working with the 2021-2022 council:

1. Ensure there is smooth transition from our current strata manager to new strata manager.
2. Strategic direction – continue to build on our vision statement of “a safe, pristine/natural, family oriented, recreational area that embraces sustainable environmental stewardship” while looking to the future.
3. Work with Council and others to ensure owners' interests are advocated for with any zoning changes proposed by the RDN.
4. Develop pipeline of diverse Council candidates so there is balance between continuity of knowledge and new perspectives.

Stephen Malkow

- Strata Lot 373
- Owner since January 2020
- Hometown – Victoria

I am a Professional Structural Engineer in Langford BC. I have been a small business owner since 2016 and have been practicing since 2011. I am also a first responder with Metchosin Volunteer Fire Department.

We have thoroughly enjoyed being part of the Horne Lake Community since we bought in the Spring of 2020. I grew up in Smithers BC and always enjoyed being in the outdoors with

family. We were happy to find Horne Lake and take full advantage not just of the lake but the surrounding common property.

I have spent time all over BC and the Horne Lake community is very unique with our access to the common area around the lake. Our family appreciates that Horne Lake Community provides access to all user types and hope to maintain that in the future.

James McKerr

- Strata Lot 346
- Owner since January 2017
- Hometown – Horne Lake

Being new to the area I would consider this a great way to catch up on how the community came to be, the struggles they face, and with my background I may be able to offer some new approaches to overcoming these hurdles.

I am self-employed operating a small business in the water and wastewater industry serving Vancouver island, the sea to sky corridor and a number of remote sites the require potable drinking water.

I have been involved with many different Strata's as both a contractor and as a council member having even sat as president for a couple of years.
in my past I have been involved with many different municipalities and engineering firms involved in many different infrastructure projects.

Although we are fairly new here I would like to join in and help make/keep Horne Lake the community that has quickly given us a sense of peace.

Peter Monteith

- Strata Lot 415
- Owner since October 2018
- Local Business Owner for 13 years
- Have assisted running local strata VIS 6865 as Vice President for 5-6 years

Michael Parras

- Strata Lot 285
- Owner since 2017
- Hometown - Nanaimo

As a Professional Engineer and an owner in an industrial construction company, I feel my skill set and enthusiasm will be an asset to help guide our many community projects. I have been involved in a variety of infrastructure projects as well as working with municipalities and First Nations in everything from onsite problem solving and contractor management to completing

the required documentation for final handover. I have a passion for off-grid living and working with my hands. I love the community that has been built around this lake and hope to be a part of its continuous improvement.

Wayne Pike

- Strata Lot 126
- Owner since 1996
- I own the Petro Canada Station in Parksville. Been in Parksville the last 30 years. We have four grown kids and enjoy family time at the lake. Looking forward to contributing to the Community.

Wayne Recker

- Strata Lot 414
- Owner since 2016
- Council member since 2019

Retired Marine Engineer and Master of Small Vessels at CF Meter Nanoose
Required Courses Marine Emergency Preparedness / Search and Rescue / Radio / Fire Fighting / Pollution Control / Medical Courses. Diesel Heavy Duty Mechanic (Certified Journeyman) in logging and Mining Operations across Canada including northern Manitoba, northern BC, Haida Gwaii. Home owners Builders Course 2018.

Volunteer History

Unit Leader Coast Guard Auxiliary Queen Charlotte City

Nanaimo Minor Hockey Coach / Executive including Director and Vice President

Vice President of Wood Acres Strata Lantzville 1996

Past President Vancouver Island Datsun Club

Personal:

Owned and operated our own sail boats on coast for over 40 years.

Built our own cottage at Horne Lake (Learned a lot about Regional District/ Building Codes/Strata requirements/Riparian areas)

Looking forward:

I believe I still have something to offer after construction of our own cottage and with my past Volunteering history. I have been on three committees at Horne Lake in past two years including Cabin Watch, Bylaws and Common Property. My wife and I are currently taking lead in collection of all refundable bottles and cans at log sort donating to worthy charities. Still interested, as we are very rural and isolated, in addressing Emergency preparedness not only for Fire and Weather but for Medical Emergencies as well. Would like to see Fire Smart Program implemented in our community and have contacted resources to begin this process. Concerned about Strata budget and how business is conducted.(Best value for dollars we are spending.)

Craig Reid

- Strata Lot 55
- Owner the past 15 years

First owned a cabin on Sunset Terrace and then purchased our new lot. Retired RCMP Officer after 28 years' service. Since retiring from force have been a bylaw officer for the past 14 years serving in Nanaimo, Qualicum and Parksville.

Married with two kids – son a RCMP Officer at Parksville detachment, daughter a nurse at Nanaimo Hospital. My wife, Barb, office manager at an Opthomologist clinic in Parksville. Would be happy to serve residents of Horne Lake Strata as member of Council offering experience in above mentioned fields.

Jen Seper

- Strata Lot 404
- Owner since June 2020

My husband and three children and I are new neighbours to the lake and are excited to be a part of the community! I am a public librarian, and believe in the value of community connections and democratic processes. This is one of the reasons that I am excited to join the Horne Lake council. I also believe in the importance of having representation for varied demographics and ensuring equal representation for all areas of the Horne Lake Strata. I am excited to work collaboratively and develop creative solutions.

Glen Snarr

- Strata Lot 81
- Owner since May 2018
- Hometown – Calgary, AB

A few years ago, my wife and I were discussing to one day retiring. Her family is from the Island so in 2017 we started looking around at various lakes as we preferred a freshwater property. Having discovered Horne Lake on google maps, we came to the lake, rented kayaks from the campground, loved what we saw from the lake side. We contacted a real estate agent and began getting listings. Eventually in 2018, our piece of Horne Lake paradise popped up and within 5 days we had made an offer, flew out to see the property, and finalized the deal. Five weeks later we were Owners on Caves Road.

COVID advanced our retirement plans by a couple years and we arrived in late April, not knowing really if as and when we'd return to Calgary. As we settled in, we appreciated the peace and relaxation we were able to enjoy, despite the pandemic. We decided during this past summer, that we'd make it permanent and spend the majority of our time here and commute back to our home in Calgary rather than the other way around. Between us, Karen and I have 5 kids aged 20 to 26. They've all been here and all love it.

So now that we are here, we want to be involved in our new community. We have much to learn about the Strata and all that it does for Owners. Suffice to say we are sure there is much more work done in the background than Owners probably appreciate. At the very least, we can contribute energy and time to make our Strata the best it can be.

I am a CPA having held senior financial and operating roles in public practice and private and public companies (oil and gas, real estate, sports entertainment and ground transportation industries) during my working career. I am a hands-on person and like to get involved in management so that I can understand how and why things work the way they do.

Admittedly I do not have much experience with BC, so I have a steep learning curve in this regard to the extent that issues that I have to deal with are BC-centric. But I have lived in Quebec, Ontario, Saskatchewan and Alberta so I have exposure to a variety of areas.

I love the outdoors and enjoy problem solving which I have learned is handy when being an Owner of an off-grid property! I am a helper and ready, willing and able to do so. Let me help.

Kevin Somerville

- Strata Lot 15

James Waring

- Strata Lot 38
- Owner since 1993

University of Victoria – grad 1975

'76 -'91 - Human Resource Administration in Oil & Gas and Mfg. in Alberta

'91 - '07 - Self Employed - Retail Sales – Nanaimo

'95 - '07 - Horne Lake Community Assoc. Council Member

'91 - present - Nanaimo Winemakers – numerous executive roles

'97 - present - B.C. Guild of Wine Judges

I would like to once again contribute to our community.

Darryl Wright

- Strata Lot 370
- Owner since 1994
- Hometown – Nanaimo

I have worked at Andrew Sheret for 36 years now the last 2 easing into retirement working Monday to Thursday. Prior to managing our Nanaimo branch for 8 years overseeing 30 to 26 staff before that in outside sales waterworks and plumbing industrial outside sales. I am very outgoing and have great interpersonal and management skills. I have always been interested in the strata council and now feel I have the time to participate and contribute to the strata.

Jason Zimmermann, RPF

- Strata Lot 331 Shady Lane
- Owner since 2016
- Hometown – Campbell River, BC

As a registered professional forester (RPF) and President of a management consulting firm servicing the resource sector in 22 countries, I bring a unique approach and the technical skills to support the strata board and obligations of a managed forest.

I am currently a board member of the Campbell River Airport Authority/Commission (3 years) and coach a number of hockey teams (+10 years).

Joined by my wife and two energetic young children, we enjoy the year-round activities offered by the lake and surrounding areas (although the time spent holding a fishing rod has been less than fruitful!).

I joined the council in 2018 due in part to a sense of responsibility to support the long standing members who created the amazing place that Horne Lake is, but also with the intent to positively contributing to the sustainability of Horne Lake as a recreational and seasonal home to so many.